

EUROPEAN NEWS

MEPs throw EC insurance reform plans into chaos

BY WILLIAM DAWKINS IN BRUSSELS

AMBITIOUS plans to create a free market for non-life insurance in the European Community could be delayed for six months or more by an unexpected constitutional wrangle over the extent of the European Parliament's powers, say EC officials.

Mr Gerhard Stoltenberg, Bonn's Finance Minister, was last month congratulating himself that the long-delayed scheme had at last been adopted thanks to the efforts of the West German Presidency of the Council of Ministers.

Under the Single European Act, the non-life insurance directive would now be ready to be turned into national law, having been through one parliamentary reading in 1978. But the Assembly is saying, in a letter to the Council, that the proposal has changed so much since then that it is duty-bound to give it a first reading again.

EC officials acknowledge that the Parliament could be within its legal rights. The insurance scheme is among 13 long-delayed directives which the Assembly has voted as so out-of-date that they need drastic revision.

Not only do we have a right to be consulted, on this, but we have a duty to give our opinion," said Lady Ellis, the Conservative MEP chairing the parliamentary committee responsible.

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Officials of the Council of Ministers' secretariat, the civil service taking legal advice on what to do, responded in a conciliatory tone to the Israeli Government move.

Goria government draws towards a close

BY JOHN WYLES IN ROME

THE highly troubled Italian government led by Mr Giovanni Goria will begin to draw to a close this weekend in anticipation of the Prime Minister's resignation in the second half of next week.

The lower house of the Italian parliament, the Camera, is expected to give the final approval to the 1988 budget today, thus completing the prime task the Goria Government was meant to accomplish when it was put back on its feet in mid-February.

Mr Goria's departure will launch a crisis whose outcome is difficult to predict, even by Italian standards.

Those who wanted to bring down the 44-year-old accountant from Asti did so largely to force Mr Ciriaco De Mita, the Christian Democrat secretary, out of the party leadership and into the presidency.

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The signatories are expected to include all of the western countries, the Soviet Union, Latin American, Asian and African nations as well as all of the Islamic countries, Iraq and Iran included, and Israel.

Fiat director arrested

BY JOHN WYLES IN ROME

MR FERDINANDO BORLETTI, a member of the main board of the Fiat Group, has been put under house arrest following magistrates' investigations into illegal arms trading and currency offences.

Mr Borletti, aged 66, was president until last autumn of Valsella Meccanotecnica, a Brescia-based manufacturer of mines, 50 per cent owned by Fiat, which has been at the centre of an inquiry into illegal arms trading with a sus-

Clash of titans on industry post

BY JOHN WYLES

MR SERGIO PININFARINA, the car designer and industrialist, was yesterday elected to the top representative and lobbying post in Italy's industry, the presidency of Confindustria, after an unusually public disagreement between Italy's two industrial titans, Mr Gianni Agnelli and Mr Carlo De Benedetti.

Mr Pininfarina succeeds Mr Luigi Lucchini, the steelmaker who has held the job for the past four years. Most criticism, with which Mr De Benedetti identified himself yesterday, has focused on the method adopted for identifying a successor.

Beaming phantom candidate teases journalists and rivals alike

BY PAUL BETTS IN CHATEAU-CHINON

PRESIDENT Francois Mitterrand went back to his political roots yesterday by paying an official visit to his old constituency of Chateau-Chinon in Burgundy.

Some 400 journalists, photographers and television crews from all over the world had gathered in the small town in hopes that Mr Mitterrand would finally announce, as he did here seven years ago before the 1981 presidential election, his decision to run for a second mandate at the Elysee.

Adding to the suspense, Mr Mitterrand, who has infuriated his opponents on his right by refusing so far to disclose his intentions, arrived half an hour late. After he stepped from his helicopter, a convoy of gendarmes rushed to the army's new printing centre at Chateau-Chinon which he officially opened.

Smiling like a Cheshire cat, he then visited a new avant-garde fountain adorning the little square opposite the Chateau-Chinon town hall where he served as mayor until his election in 1981.

He lingered around the fountain chatting amiably to journalists and local dignitaries, looking pleased at the inevitable flood of questions about his plans.

But he remained his enigmatic self, preferring to talk about art and culture. Even though the Elysee had warned journalists not to expect any declaration, many still hoped that the President would drop a hint.

No such luck in the gymnasium where he decorated a few local citizens. Mr Mitterrand made a short speech expressing surprise and undisguised pleasure that so many people had turned up to attend the occasion.

"I'm sure this sort of gathering doesn't happen every day at Chateau-Chinon," he said.

But even the mayor, his friend Dr Rene-Pierre Signe, failed to squeeze out the smallest indication of his intentions. Mr Mitterrand simply answered: "For today, let's just keep everything out of the news."

Mr Mitterrand made it clear he intended to turn his visit into a nostalgic pilgrimage to his old haunts. "This is an occasion to see old friends and pick up the strands of old conversations," he said. After all, Mr Mitterrand first became a member of parliament when he decorated a few local citizens.

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Leslie Colitt, recently in Budapest, reports on an effort to open channels for dialogue Hungarian reformer fighting on two fronts

MR IMRE POZSGAY, the popular Hungarian Communist reformer, typically found himself squeezed last week between the opposition, which he wants to engage in a dialogue, and the conservatives in the party leadership, who thoroughly distrust him.

Mr Pozsgay is an incessantly fighting on two fronts. Mr Pozsgay, leader of the People's Patriotic Front (PPF), commented at the party's headquarters on Budapest's Danube Embankment.

Until recently, the PPF was just another East European national front organisation whose main role was to organise entirely predictable elections.

But the Communist leadership of Hungary under Mr Janos Kadar is faced with a serious economic situation and a deeply suspicious population. "The party's authority," Mr Pozsgay notes, "is very small and it is widely mistrusted."

In order to gain a semblance of support for the party's economic austerity programme, Mr Kadar agreed to allow Mr Pozsgay, who is a member of the central committee's "inner circle," to engage in a nationwide debate on previously taboo political issues.

He was also encouraged to extend the PPF umbrella to include citizens who are severe critics of the party. On both scores, Mr Pozsgay has already gone too far in the eyes of conservatives in the Politburo.

They were angered when he urged the authorities not to interfere with a scheduled meeting last week of the Embankment Club, one of many spontaneous discussion clubs which have arisen in Hungary. The PPF had previously refused the club members to hold a third meeting in its rooms, pending "political authorisation" from above.

The party had severe doubts about several members of the opposition who attended the previous meeting. Despite what Mr Pozsgay called a "catch 22" situation, the club, however, met last Friday - not in the PPF building

but in a rented hall, where it discussed Hungary's "new poverty."

Mr Pozsgay also approved a meeting in a Budapest theatre last Sunday of the Forum of Democrats, Hungary's largest civil rights organisation.

It was formed last September at a gathering of 150 reform-minded economists and writers who were addressed by none other than Mr Pozsgay.

He offered the support and facilities of the PPF which, however, the Forum turned down out of fear, he believes, that it would lose its independence.

Afterwards he said the meeting was useful and "progressive" although he could not agree with everything said.

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Gorbachev announces inquiry into ethnic riots

BY CHRISTOPHER BOBBINS IN MOSCOW

MR MIKHAIL GORBACHEV has said that the problems among the Soviet Union's many nationalities are of serious concern and that growing tensions pose a threat to his reforming policies.

The Soviet party leader has told top party officials that "not a single question of perestroika can be solved without due attention to its impact on ethnic relations."

"The progress of perestroika requires the concerted, determined and close-knit work of all the working people, representatives of all nationalities of the Soviet Union," Gorbachev said.

Mr Gorbachev was speaking at a meeting called to assess the situation in the Transcaucasian republics of Armenia and Azerbaijan after demonstrations and ethnic clashes, sparked by demands that the Nagorno-Karabakh region be transferred from Azerbaijan to Armenia, led to 34 civilian deaths.

The Soviet politician has agreed to a request by the Armenian party for a commission to examine the reunification demand, and has ordered the central secretariat, the party's executive arm, to undertake a fundamental study of the accumulated problems in the Nagorno-Karabakh autonomous region.

The formula falls far short of the Armenian demand while spreading the responsibility for any recommendations emerging from the study among the entire leadership. This suggests the problem is seen by the Kremlin as too serious and the attendant political risks too great for any single official to allow himself to be identified with it.

By contrast, last year the Soviet leadership appointed Mr Andrei Gromyko, the president, to chair a commission to examine demands by Chechenos (Tatars) to be allowed to return to their homeland.

Indeed the tone of the communiqué after the meeting - which heard reports by party leaders in both the republics, Kremlin officials who had been on the spot seeking to control the situation, and key figures in the leadership like Mr Igor Ligachev - suggests that forthcoming proposals will fall far short of the central Armenian demand for reunification.

At the moment all that can be expected is for additional funds to be pumped into the area and pressure put on Moscow Azerbaijan to make cultural concessions to the Christian Armenians living there.

The Armenians suspended their demonstrations in Yerevan on February 27 after Mr Gorbachev told them he would examine the problem and resolve it "quickly and they have threatened to renew their action on March 23.

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OVERSEAS NEWS

Chinese reconsider Tibetan policy

By Robert Thomson in Peking

TRUCKS carrying Chinese armed police were yesterday driven through the streets of the Tibetan capital, Lhasa, in a show of force, while in Peking senior party officials met to reconsider their Tibetan policy.

The Panchen Lama, a party-approved Tibetan spiritual leader, is at the centre of the deliberations. Before Saturday's independence protest, in which perhaps 30 people died, communist reformers were encouraging him to take on a higher political profile.

However, the Panchen, who had encouraged lenient treatment of protesters arrested last year in Lhasa, has attempted to cover his political tracks by announcing that those Tibetans should have been "punished severely" and that he was "shocked" by Saturday's demonstration.

The "separatists" had totally misunderstood the Government's policy on Tibet. They regard the central Government's forbearance as a sign of weakness, assuming that the more violently they riot, the more we shall give in.

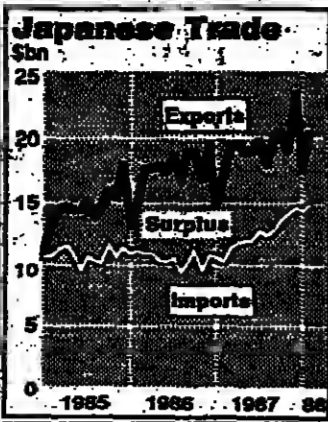
The statement is typical of a leader who has attempted to balance the conflicting demands of Buddhism and Communism, but has played a key role in the relaxation of party control over religion.

He is second in rank to the Dalai Lama, who fled Lhasa in 1959 after a failed uprising. The anniversary of the Dalai's flight was a reason for the heavy police presence in Lhasa yesterday.

Last month, the Panchen condemned Chinese in Tibet for their ignorance of Tibetan culture and was the first to admit that Chinese police had opened fire during the protests last year.

South Africa appeal

The legitimacy of South Africa's state of emergency and restrictions imposed on 18 anti-apartheid groups in February are to be challenged in the Cape Town Supreme Court. Jim Jones writes from Johannesburg. Yesterday four of the groups appealed to the court on the validity of the state of emergency itself and on last month's restrictions, which are said to be too wide.



Growth of imports into Japan resumes sharp increase

THE growth rate of imports into Japan resumed its year-old strong rising trend last month after a slight decline in January, according to customs-cleared figures published yesterday by the Ministry of Finance. Ian Rodger reports from Tokyo.

The figures also show that the US has finally joined the list of countries benefiting handsomely from the opportunities in the Japanese market.

Imports from the US in February soared to \$3.4bn, 51.9 per cent higher than in February, 1987.

Exports from the European Community were up 61.3 per cent at \$1.8bn, while those from South East Asian countries rose 45.3 per cent to \$3.6bn.

Overall, Japan's imports last month, at \$14.9bn, were 45 per cent higher than in the same period last year. Some economists said this

new record level and the continuing upward trend showed that Japan's economy is accomplishing major structural change. One pointed out that the portion of manufactured goods in the February import totals reached an all-time high of 49 per cent.

Exports too continued to rise, at least in dollar terms, up 17.3 per cent to \$20.2bn, although they were down 1.4 per cent in yen terms. Some

economists believe the resilience of exports is a temporary phenomenon caused in part by the demand for Japanese capital goods for factory expansions elsewhere in the world.

General and electrical machines were among the main categories of exports showing growth last month, while the main consumer product categories, cars and electronic goods, were flat or down.

The overall trade surplus in February fell 26.5 per cent from a year earlier to \$5.2bn. The trade surplus with the US fell 14.3 per cent to \$3.3bn. Exports to the European Community rose 22.5 per cent to \$3.8bn, resulting in a bilateral trade surplus for Japan of \$1.9bn. Japan's trade surplus with South-east Asian countries totaled \$1.2bn, with exports there up 27.9 per cent to \$4.9bn.

Suharto's re-election disturbed by outburst

By John Murray Brown in Jakarta

THE largely ceremonial re-election of Gen Suharto as Indonesia's president was disrupted yesterday when before a packed assembly a senior army officer took to the podium to criticise the way the contest for the vice-presidency is being handled.

Brig Gen Ibrahim Saleh complained that the "nomination of vice-president is not being fairly and correctly carried out," before being led away.

The unscheduled interruption by Gen Saleh is the first public display of military disaffection over the issue of President Suharto's running mate, which - for the first time - is to be settled by a vote of MPs today.

Gen Sudharmono, currently State Secretary and head of Golkar, the government party, is expected to win. However, the decision by Mr John Naro, head of the Muslim United Development Party, to contest the election has thrown the house into confusion.

After a long battle, hill tribes seem nearer deal with Bangladeshi Government, writes Alistair Guild
Chittagong guerrillas come closer to winning peace

AN END may be in sight to a 14-year-old guerrilla war in Bangladesh that successive governments have more or less denied ever existed.

The conflict, between government forces and people from 13 tribes living in the Chittagong Hill Tracts, has seen atrocities on both sides, and it is one which both sides now appear keen to settle.

That now seems possible after a series of secret meetings at the end of last year between tribal leaders and a National Committee for the Hill Tracts. The committee was set up last year and includes, significantly, Bangladesh's High Commissioner in New Delhi, Mr Faroque Ahmed Chowdhury.

The Shanti Bahini guerrillas, financed out of the T150m (\$1.5bn) raised in taxes from any contractor, farmer or business man operating in the area, are thought to be under some pressure to reach a settlement.

Behind the conflict has been the hill tribes' central anxiety

that they are in danger of losing their cultural, ethnic and economic identity in a tidal influx of plains people.

The committee's programme stops short of tribal demands for self-government, but promises to involve tribes in more closely-in decisions about the administration and development of this socially beautiful area.

The largest settlement of mainly Muslim Bengalis in the 3,000 sq km of dense monsoon hill forests took place during the mid to late 1970s.

The tribes, generally Buddhist and Animist by faith and Indomongoloid in appearance were largely non-farming people. But the growth in their populations made it necessary to bring valley floors under the plough. Practiced farmers from the plains around Chittagong were encouraged to settle in the hill tracts to farm and cultivate.

The British recognised the right of the new inhabitants to own land with the Hill Tracts Manual of 1900. But it also gave

pre-emption to the tribes' system of rajahs, or kings, three being given responsibility for administration, tax collection and the maintenance of law and order within a certain radius.

This degree of self-administration continued until 1965, when a team from Canada and the US proposed a massive hydro-electric project in the hill tracts, the Kaptai Dam.

The Pakistan Government (Bangladesh was East Pakistan before it was established in 1971) decided that development on such a scale could only proceed if the area was centrally administered from Karachi.

The rajahs' authority was thus diminished, although the Government did not formally abolish the hill tracts' "tribal character," as enshrined in the manual of 1900.

The Kaptai dam was inaugurated in 1962 and it flooded the most fertile and extensive valley floor, 54,000 acres of good farm land was inundated, and 100,000 tribal people displaced. They were to receive total com-



Nonetheless, the dam not only produced electricity, but opened up many otherwise inaccessible areas. Timber and paper mills and a cluster of other industries were established at Chandraghona, and the lake was opened up for tourism. It became easier for both the tribes and the more recent arrivals to bring in much needed bamboo, timber and other forest products.

The commissioning of the dam encouraged inward migration by many Government workers and other non-tribal people who had previously been deterred by the difficult terrain, lack of roads and drinking water.

Finally in 1964 the Pakistan Government formally abolished the hill tracts' tribal character, extending the fundamental rights of the rest of the country into the area.

Both decisions resulted in a sizeable influx of non-tribal people, sparking anxiety about their ability to retain their individual

identities. When, in 1975, a parliamentary form of government was replaced with a Presidential one, allowing only one party and banning all but two newspapers, tribal leaders' anxiety once more increased.

Some put out feelers across the border to the neighbouring Indian state of Tripura, seeking support for their cause in arms and money, with limited success.

In 1982, President Ershad stopped any further settlement of non-tribal people in the area while outbreaks of violence prompted many Bengalis to return to their original homes. By 1986 the non-tribal population had fallen to 180,000.

But now, according to one observer, the fighters are running short of weapons. They once received arms and ammunition through dealers in Bangladesh. But then the routes across Burma closed when the Burmese Communist Party lost control of the corridor to rival factions.

Iran-Iraq missile war at end

By Richard Johns

THE vicious exchanges of long-range missiles between Iraq and Iran, which began on February 29, looked last night as if they had come to an end with both belligerents clearly exhausted by 11 days of reciprocal bombardment.

Iran said that it would make no more strikes after 10m local time. Mr Mir-Hossein Mousavi, the Prime Minister, said his decision had been taken in response to a plea by Mr Turgut Ozal, his Turkish counterpart.

Earlier, Iraq had signalled its

willingness to end the missile exchanges with Iran, saying that it would stop its attacks if its enemy did the same.

Iraq laid down conditions for ending its attacks. The first was that Iraq should make the last bombardment as, Baghdad says, Iran initiated the exchanges with two missile attacks on February 29. It is believed to have fired the last missile in the prolonged duel.

Baghdad's announcement was made after a meeting of the Revolutionary Command Council pre-

sided over by President Saddam Hussein. It appeared to be prompted by the Soviet Union's initiative at the UN Security Council aimed at halting the latest and most deadly round in the "war of the cities."

The Iraqi overture also seemed to reflect concern about the damage to civilian morale resulting from nearly 30 Iranian strikes against Baghdad. By its own count Iraq has now launched more than 50, nearly all of them against Tehran.

Arabs target Israeli economy

By Andrew Whitley in Jerusalem

THE underground leadership of the Arab uprising in the occupied territories yesterday called for increased economic action against Israel.

In a clandestine leaflet, the 10th of its kind, it urged businessmen not to pay their taxes, accountants not to co-operate with the Israeli authorities and consumers to boycott Israeli goods where substitutes were available.

Prof Michael Bruno, governor of the Bank of Israel, told a press conference that the three-month disturbance had not yet had a significant effect on the Israeli

economy.

"Except for textiles, sales of merchandise [to the West Bank] have not gone down," he said.

In another development, Jewish settlers reacted furiously to remarks by Mr Yitzhak Rabin, the Defence Minister, that the army's task in controlling the unrest would be much easier if it were not for the 70,000 settlers.

"The problem would be much simpler if all the territory was Arab territory, void of any settlements. It would be very simple to close off the area, not to have to

handle problems of keeping transport lines," he said.

The minister disclosed that between a third and a half of forces deployed in the occupied territories were devoted to the security of the main roads.

On Wednesday night, troops intervened to break up a violent clash in Hebron between Arab demonstrators and settlers hurling stones at each other. A fight also erupted earlier in the week along a main road between residents of the settlement of Ariel and nearby Arab villagers.

Malaysian MP re-arrested

By Wong Sulong in Kuala Lumpur

MR KARPAL SINGH, a prominent opposition member of the Malaysian Parliament, was re-arrested by police on Wednesday night, hours after he had been granted a writ of habeas corpus from the high court against his four-and-a-half-month detention under the Internal Security Act.

He was picked up at a road block as he was driving back to his home state of Penang with his family. The police had earlier abandoned an attempt to re-arrest him at the Sikh temple, where he had gone to pray after being freed by the court.

No reason was given for his re-arrest, but it is understood the authorities still regard him as a threat to national security.

Opposition parties and social groups have condemned the re-arrest, and Mr Lee Lam Thye, acting opposition leader and head of the Democratic Action Party, describing the action as "a mockery of justice."

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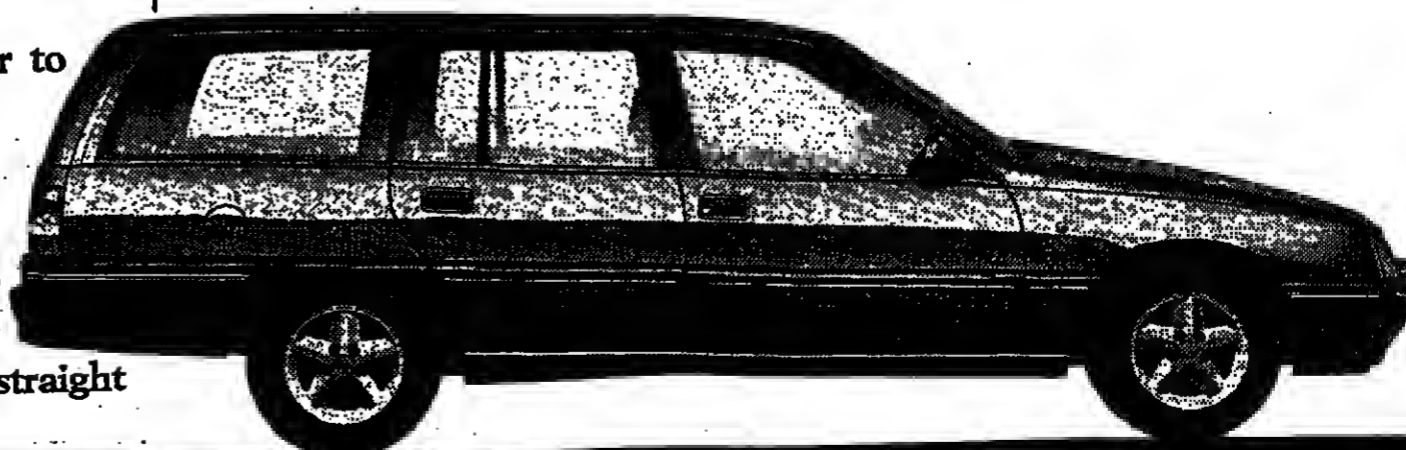
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UK NEWS

COMMITTEE OF MPs CALLS ON GOVERNMENT TO REJECT VAT PROPOSALS

EC internal market plan under fire

BY SIMON HOLBERTON

THE EUROPEAN Commission's plan for the completion of an internal market in Europe by 1992 yesterday came under fire from an all-party committee of MPs.

The Treasury and Civil Service Committee unanimously condemned proposals by the EC to harmonise rates of value added tax and excise duties, and called on the Government to reject them formally.

The committee said in its report that the Commission's proposals were flawed and appeared unlikely to be wholly acceptable to anyone.

As part of its plan to harmonise certain consumption taxes the EC would abolish zero-rating, and has proposed two permissible bands for VAT - 14 per cent to 20 per cent and 4 per cent to 9 per cent. There would be standardised rates of duty on tobacco and alcohol-based products.

The committee said the Government should tell the EC formally that it would not consider reforms to indirect taxation that included the abolition of zero-rating. Britain does not apply VAT to items such as children's clothing, fuel and food.

The committee took evidence from Lord Cockfield, the EC commissioner responsible for the internal market and a former government minister, but rejected it outright. It also heard from Mr Peter Lilley, Economic Secretary to the Treasury.

The committee said it was not sure the Commission had convincingly shown that its proposals were necessary for the completion of an internal market.

The fact that the same product bears a different price in one EC state than in another [encouraging cross-border shopping] is due to a myriad of factors such as currency fluctuations, direct

and indirect subsidies, the level of interest rates, preferential government loans, legal and market differences," it said.

The committee was also critical of the Commission's proposals for duties on alcohol and tobacco products. It said it did not think it acceptable for duties that reflected, in part, social and health policies, simply to be averaged.

"The European Commission's proposals on the approximation of indirect taxation," Treasury and Civil Service Committee, Third Report, 1987.

Retailers point to firm upward trend in consumer demand

BY RALPH ATKINS

SALES IN shops and stores grew steadily in February and further growth is expected in March, according to the Confederation of British Industry/Financial Times quarterly survey of distributive trades.

Out of 254 retailers questioned, 44 per cent said sales in February were good for the time of year while only 10 per cent said they were disappointed.

January's results were distorted as exceptionally good weather helped increase sales and this could also have affected February's results.

The survey tallies with official figures showing that the long-term trend for retail sales continues to be firmly upward with October's market crash appearing to have had little impact. Figures for February will be published on Monday and are expected to show a further rise.

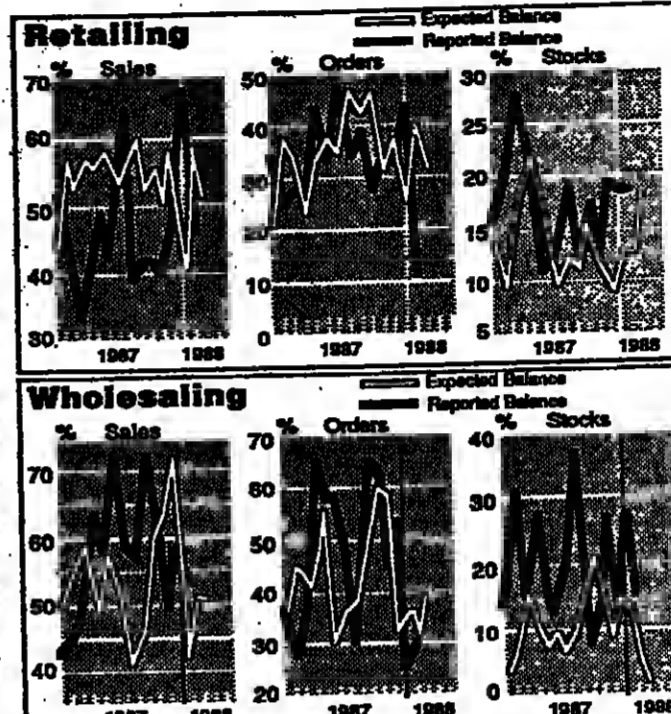
Mr Nigel Whitaker, chairman of the survey panel, said: "The results of the survey show that solid sales increases have been maintained in February, and retailers anticipate that these good increases will continue into this month as well."

In February the balance of retailers reporting an increase in sales compared with the same time last year ranged from noting a fall, with +46 per cent. That was lower than expected, and compares with a balance of +67 per cent reporting increases in January.

For March, a balance of +51 per cent expect an increase in sales. Shops selling footwear, leather goods and off-licences are most optimistic about sales in March.

However, expectations have been frustrated in 10 out of the past 12 months. Mr Whitaker said: "The general impression I get from retailers is that they are now talking much more openly about a moderation in the rate of growth."

Distributors' selling prices accelerated in February with a balance of +85 per cent reporting



Army fraud 'may have run into millions'

By Lynton McLain

THE COST of fraudulent expense claims by former or serving civilian personnel in the army "may well have run into millions, rather than hundreds of thousands of pounds," the House of Commons committee of public accounts said yesterday.

In its latest report on the Ministry of Defence, the committee expressed its astonishment that no disciplinary action was taken against those involved in what the report called an "extremely serious and disturbing fraud."

The blatant control failures that allowed the malpractice to go on for so long were also criticised.

Sir Clive Whitmore, Permanent Under Secretary at the MoD, had told the committee in evidence that the sums involved were "considerably greater" than the £203,000 noted in the 1986-87 MoD appropriation accounts.

The committee was concerned that it had taken the MoD nearly three years to decide on a course of action which, in the end, was confined to issuing warning letters to those involved.

Sir Clive accepted that "with hindsight, given the serious nature of this case, it would have been better had ministers been involved" in what to do about the fraud.

The committee rejected the MoD view that the decision by the director of public prosecutions that the evidence in individual cases would not sustain criminal proceedings was a bar to internal disciplinary action for breaches of rules and neglect of management duties.

House of Commons, Twentieth Report from the Committee of public accounts, session 1987-88. Ministry of Defence: Fraudulent expense claims: Meteorological services. House of Commons Paper 333. HMSO. £3.20.

UK companies boost overseas investment

BY RALPH ATKINS

OVERSEAS INVESTMENT by British companies last year was almost three times greater than foreign companies' investment in the UK, according to official figures published today.

Provisional statistics from the Department of Trade and Industry show net direct investment overseas by UK companies was £17.6bn last year. Investment flows into the UK totalled £5.1bn.

The figures cover investments that give the investor a voice in the management of the enterprise and exclude portfolio investments. They also take account of disinvestment by companies.

Overseas investment by UK companies has shown steady growth in the past three years - rising from £8.7bn in 1985 to £11.6bn in 1987.

Inward investment remained constant at about £4.2bn in 1985 and 1986 before rising last year. The figures, published in British Business, the official magazine of the DTI, show that by far the largest share of UK companies' overseas investment went to the US.

In 1986, the latest year for which a geographical breakdown was available, the US accounted

for 58.5 per cent of total investment.

Although US investment has grown markedly compared with 1985, investment in European Community countries has declined.

EC countries took a 21.2 per cent share in 1986 compared with 29.6 per cent in 1985.

Of the EC countries, the Netherlands received the largest share - £1.3bn - of UK company investment in 1986. France was second with £226m, followed by Italy with £190m.

Net investment in South Africa fell from £193m in 1985 to £26m in 1986. Investment in other African countries was £24m in 1986; Asian investment totalled £361m.

Provisional estimates show earnings on UK company investments abroad were £10.6bn in 1987.

That compares with £7.7bn in 1986 and £7.5bn in 1985. Earnings from investments in the UK are estimated at £5.5bn in 1987 against £5.8bn in 1986.

Most investment in the UK in 1986 was by EC countries, which accounted for 57.3 per cent of the total. Investment by US companies took a 31.2 per cent share.

This announcement appears as a matter of record only. March 10, 1988.



Acquisition by STERLING HOLDING A/S of STERLING AIRWAYS A/S for DKK 754,000,000

The total share capital of Sterling Airways A/S has been acquired from The Tjareborg Group in Denmark by a Danish company Sterling Holding A/S, established at the initiative of the management of Sterling Airways A/S. The shares of Sterling Holdings A/S have been placed with Danish and other Scandinavian investors.



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EXTRAORDINARY PROFITS	4.5	27.2
GROUP PROFIT ATTRIBUTABLE TO SHAREHOLDERS OF SIME DARBY BERHAD	63.7	63.0
	M. Sen	M. Sen
EARNINGS PER SHARE	6.4	3.9
DIVIDENDS PER SHARE - NET	2.4	1.8

GM in union talks

EXECUTIVES FROM General Motors' UK subsidiaries are expected to meet national officials of the motor industry unions on Monday in an attempt to settle a threatened strike over the company's plans for its pension fund surplus.

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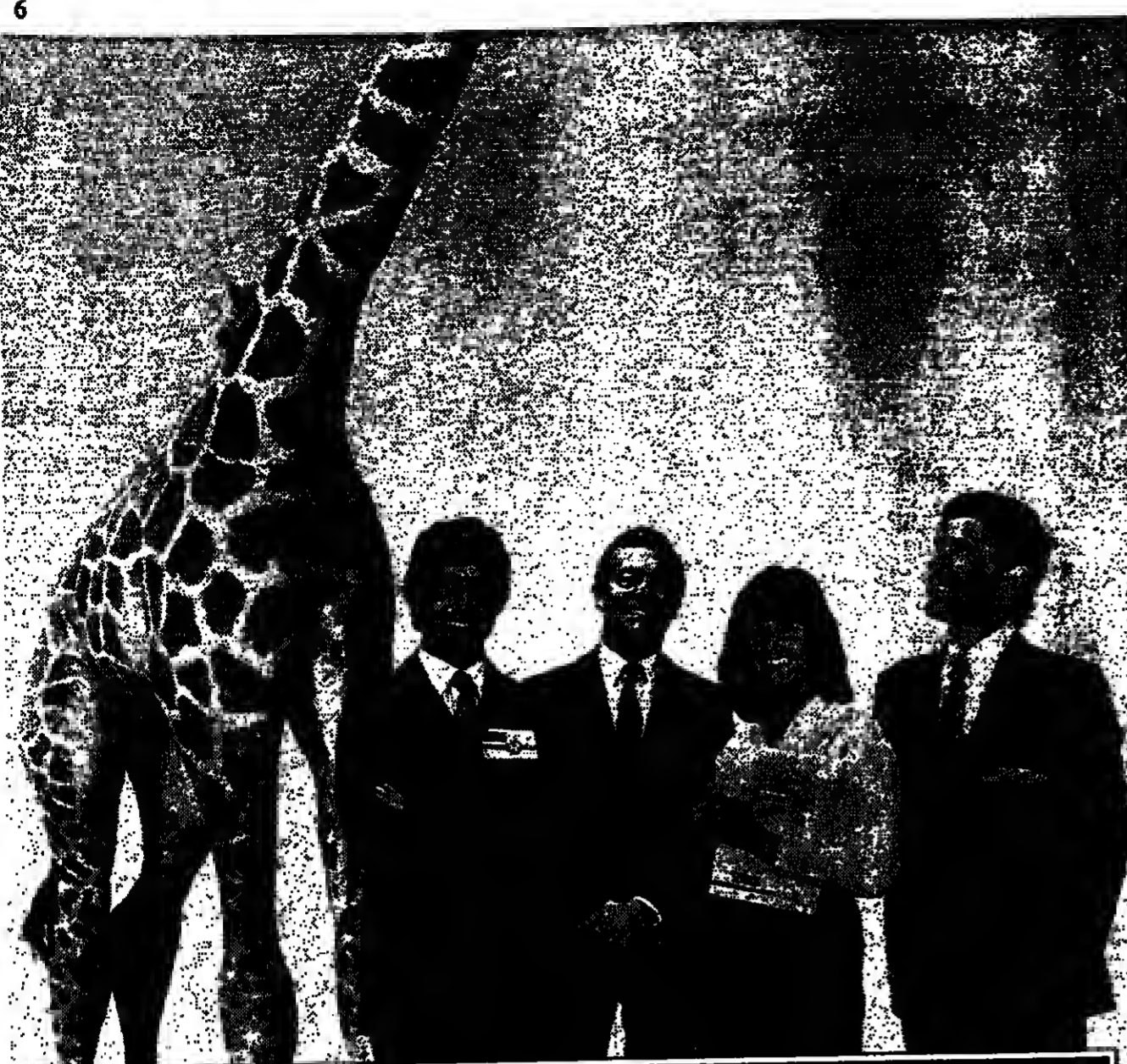
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UK NEWS

International policy expert to quit Bank

BY ALEXANDER NICOLL, EUROMARKETS EDITOR

MR PETER COOKE, a Bank of England official who, for 11 years, has spearheaded international co-ordination of banking supervision, is to leave the Bank later this year.

B&C sues Montagu over sale agreement

BY CLAY HARRIS

BRITISH & Commonwealth Holdings, the financial services group, yesterday sued Samuel Montagu, the merchant bank, for alleged "negligent mis-statements" on behalf of Quadrex Holdings, the securities firm which last month failed to complete a \$200m acquisition from B&C.

Mrs Thatcher dominates her Cabinet more today than ever, writes Peter Riddell

Loneliness of a long distance PM



Margaret Thatcher: unchallenged

IMAGINE the scene - a committee room in Whitehall. Enter Mrs Margaret Thatcher at a brisk pace. "I haven't got much time. I've only time to explode and get my own way," says the Prime Minister.

past month its date has been moved from the usual Thursday to suit her travels. The full Cabinet is anyway less important than its committees, and particularly the small ad hoc groups which Mrs Thatcher prefers to deal with issues such as the future of the health service.

Thatcher and Lawson find accord on sterling

By Michael Cassell and Simon Holberton

MRS MARGARET THATCHER, Prime Minister, and Mr Nigel Lawson, the Chancellor of the Exchequer, yesterday sought to scotch suggestions of a disagreement between them on exchange rate policy and reaffirmed that control of inflation was the Government's economic priority.

W. Germany to upgrade wine sold in Britain

BY LISA WOOD

BRITISH SHIPPERS of West German wine are working with the West German government and wine producers to upgrade the quality and image of its wine sold in the UK.

Motorola profits surge on mobile telephone boom

BY TERRY DODSWORTH, INDUSTRIAL EDITOR

THE BRITISH subsidiary of Motorola, the US semiconductor group, doubled its pre-tax profits last year to a record \$17m, as the company benefited from the boom in the mobile telephone industry and strong semiconductor sales.

Government freed to sue DeLorean auditors in US

BY RICHARD WATERS

ARTHUR ANDERSEN, the former auditor of the DeLorean Motor Company, has lost the first stage of its fight to prevent the British Government from pursuing it for negligence through the US courts.

In the House of Commons Mr Lawson denied opposition charges that he had made any commitment to prevent sterling rising above DM3.

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Advertisement for Warburg Investment Management Jersey, featuring a map of Jersey, a compass rose, and text: 'Just in case you haven't yet found the best investment advice in the world.'

MANAGEMENT

FROM A small town deep in snowy Sweden it is crystal clear why a clutch of major companies in Europe and the United States is rushing to construct a set of integrated cars-to-aircraft combines. But Linköping, from where Saab-Scania has pioneered such "synergy" for 40 years, is also an ideal place to see why it will be hard for the likes of Daimler-Benz and General Motors, and most particularly now for British Aerospace-Rover, to achieve this high-tech dream.

That Saab has benefited from cross-fertilisation between aerospace and automotive technology since the Second World War is without doubt, even if the company sometimes overplays this in its advertising. There is clear evidence, both under the bonnet and outside it, of an aircraft influence on Saab cars, and, in limited ways, on Scania trucks.

Truck engine technology, in turn,

has been applied to the cars. More surprisingly, there is now some flow in the reverse direction from truck manufacture to the aircraft side.

The company expects a sharp increase in cross-fertilisation over the next decade (see article below), especially in the application of aerospace-type electronic systems to its high-performance cars.

Yet a long line of hurdles stands in the way of anyone, especially the ill-matched Anglo-Saxon pair, who tries to clone this Viking pioneer. Put simply, there are barriers of almost every conceivable kind: time, technology, experience, corporate culture, and marketing.

Together, they combine into a managerial challenge of daunting dimensions which will be met, if at all, only by marriages between well-matched, technology-strong companies with a remarkable degree of managerial

patience. Daimler, Dornier and AEG may prove a suitable "family" but BAe and Rover are an odd couple in comparison.

Whenever you go in the offices and corridors of Saab-Scania's Linköping headquarters, executives remind you of the decades it has taken them to build the essential common denominator of a vehicles-to-aircraft company: a unified engineering culture in which ideas can flow freely from one division, department and discipline to another, without being held back or rejected by the sort of internal suspicion and defensiveness which plagues most engineering companies.

They also point out that the process for managing cross-fertilisation has had to be adjusted sharply several times after lengthy periods of trial and error; the most recent was a radical shake-up in 1983.

Though Saab-Scania managers are

cautiously polite about the Daimler, GM and BAe-Rover initiatives, they want in remarkable unison that it can take more than 10 years to digest a takeover. They are not exaggerating: the original Saab aerospace and car company merged with Scania trucks in 1968, "but it took us until the late 1970s to start reaping advantages," according to Kai Hammarick, a senior vice-president.

Without the previous 20 years' experience of cross-disciplinary working (the first Saab cars were designed by aircraft engineers), it could well have taken even longer.

Then there is the small but vital matter of Saab-Scania's unusually up-market position throughout its product range. This creates a virtuous circle of technology, marketing and financing.

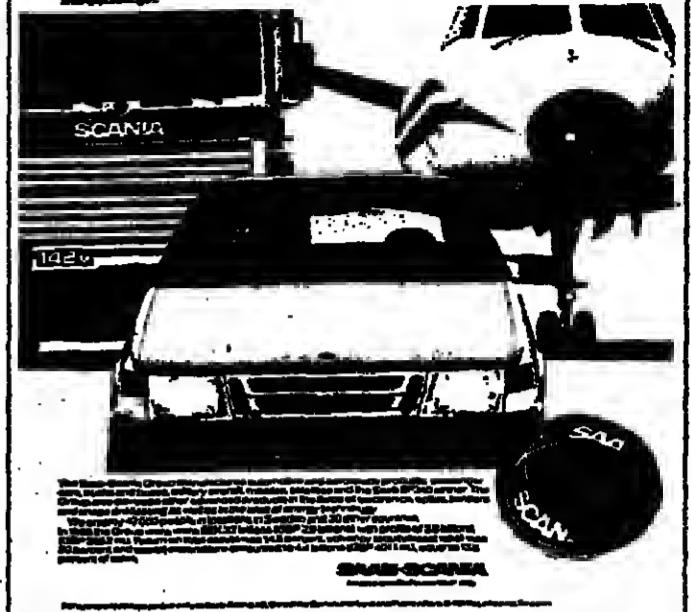
Saab's asymmetry of high-tech, high-performance, up-market products has not only developed a universal internal

market for high technology, but has stimulated an internal supply of it, which in turn has developed the requisite critical mass of skilled engineers and technical intensity. And it has enabled the company, through almost all of its product range, to charge premium prices to finance its technology.

The enlarged Daimler group may share this set of enviable characteristics, but GM and especially BAe-Rover do (or would) not. A group which contains some sizeable unbalanced parts — such as the large Austin standard car unit within Rover — will find it difficult to create and afford this virtuous circle, even if some of it (BAe) is as high-tech as Saab-Scania.

Significantly, the Swedish company's executives need no prompting at all to praise BAe "we admire them tremendously" in a frequent remark. But similar comments about Rover are conspicuous by their absence.

The Saab-Scania tradition points in one direction.



Saab perhaps the benefits of cross-fertilisation between aerospace and automotive technology in its advertising

How Saab created the art of fly-drive

Christopher Lorenz visits the Swedish cars-to-aircraft maker and finds lessons for its would-be emulators

FOR THE PAST six months Saab-Scania has been saving time and money by doing some of its crash-tests of complete new cars on a computer simulation programme, instead of just hurrying actual vehicles against concrete barriers.

The development of this advanced "strength analysis" system is being controlled by an expert seconded part-time from Saab's aircraft division, which also provides use of its expensive Cray supercomputer.

Rolf Sandberg, head of development and production for Saab's car division, cites this safety research as one of a dozen recent examples of cross-fertilisation between the group's aircraft, car, truck and electronics divisions.

Another is the transfer from aerospace to cars of computer-aided design techniques for complex cable networks, in this case a handful of development engineers from the aircraft division in central Sweden spent eight months commuting to and from the car division near the country's west coast.

Such examples of Saabian synergy are less widely-known than the group's cross-disciplinary development and application of aerodynamic exteriors, turbo-charged engines, drivers' ergonomic "cockpits", and cable-free "direct ignition" systems.

But up to now they have been the bedrock of the company's cross-breeding of technological strength between its remarkably broad-based activities: not just cars, trucks, fighters, missiles and civil aircraft, but various electronic systems for space technology, military applications,

industrial automation, and — latterly — cars.

Such projects are also typical of the range of ways in which Saab-Scania organises cross-fertilisation. Most development work for the various divisions has always been located at their separate sites across Sweden.

Until recently co-ordination between them was left to a relatively informal process in which collaboration grew out of personal contacts. As the need for specific joint projects arose, cross-divisional teams were set up on an ad hoc basis. Such collaboration spawned further contacts and, in turn, more collaboration.

But, by the early 1980s, "the informal system didn't work so well," says Rolf Sandberg. "There were considerable contacts across the company, but its size had grown." So had the number and the complexity of its in-house technologies. With 14 years' difficult digestion of the Saab-Scania merger behind it, the decision was taken to stimulate further synergy — and clearer prioritisation — between projects — by the creation of a formal co-ordination group.

This consists of the technical heads of each division, their development and production directors, plus a number of other experts. The group meets quarterly at each location in turn.

As well as reviewing progress and defining new inter-divisional projects such as computerised crash testing, it settles the way the costs of working groups will be shared: Saab-Scania has no central research or development.

Leadership of each working group is sometimes given to the division making the biggest contribution, but not always. From their respective divisional positions, both Sandberg and Magnus Ingemar Olsson, technical director of the aircraft division, stress that it is people, not procedures, who constitute the main channel for Saab-Scania's cross-fertilisation. "We usually don't move people when we put them on joint teams," says Olsson. Instead they do a lot of commuting by aircraft around



George Karnsund: "We should control our electronics too"

Sweden, though the company also makes considerable use of teleconferencing.

In addition to the occasional secondment, there are a few permanent transfers. The most notable example of this is between the truck and aircraft divisions.

The current aircraft production director worked in trucks until 1981, and has been followed across by five other truck executives in materials purchasing, logistics and production development. "The car and truck divi-

sions are very advanced in production planning and engineering," says Olsson. "We have a lot to learn from them."

As if to run home the point about cross-fertilisation, Olsson and his aircraft colleagues got a new divisional boss six months ago — a senior executive from the car division.

As well as this introduction of formal synergy-speeding mechanisms, 1983 also brought a more radical organisational change. The old aerospace division was split into two-carcraft and a brand-new unit, the self-standing Combitech ("Combined Technologies") group. This ties together Saab-Scania's interests in advanced technologies — especially electronics — for military systems, space and industrial automation. Though it does make some hardware, its primary role is "as a systems house," says George Karnsund, president of Saab-Scania.

It was Karnsund's belief in the need to give these activities a more entrepreneurial environment, free of what one executive calls "an overwhelming air culture," which led to the creation of Combitech. Constructed as an unusual collection of 13 small companies (now grown to 17), but with formal technology links between them, its sales have doubled to SKr4.4bn (£128m) since its foundation. It still accounts for only three per cent of Saab-Scania's group revenues (SKr4.4bn in 1987), but its strategic importance is out of all proportion.

Combitech has helped in several ways to improve the flow of aerospace systems technology to

cars and trucks, but its primary purpose was to accelerate the exploitation of Saab-Scania's systems know-how in sales to third parties. Per Risberg, its president, points proudly to the fact that 80 per cent of its orders last year came from outsiders, and was not aircraft-related.

In a few years' time — the in-house proportion may rise. For one of Combitech's prime growth activities is in automotive electronics, which George Karnsund expects to be "the fastest-expanding industrial market for the next five years."

Accused of over-statement, Karnsund jumps up, dashes out of his office, and comes back brandishing an independent expert's prediction of a near-tripling in the "electronic content" of the average American car between now and the year 2000, to around \$2,000 a car.

It is not just Saab and other performance cars which will be affected, he insists. "I'm not talking about fancy electronics at all," he says, "just engine control, transmission, suspension, braking systems and so on. The thing that gives an aircraft extra performance these days is electronics," Karnsund says. "The same will happen for cars." He stresses that "the bright changes", as he calls them, will come from complete electronic systems, not just individual gadgets and components.

"Just as we control and develop our own engines and transmissions, we should control our electronics too. We should be the single source supplier to both our car and truck divisions."

It is this sort of logic which is

helping to drive motor manufacturers in Europe and the US into marriages with aerospace companies — even though many of them, unlike Saab, have been quite happy to buy-in engines or transmissions from outside.

The attraction of aerospace companies to the motor industry is not their (patchy) expertise in the making of electronic sub-systems of various kinds, but their considerable know-how in the design and engineering of entire systems.

"Our aircraft division has been building up its expertise in the specification of electronic systems since the 1960s," says Per Risberg. "That's what is now starting to happen in the auto industry — people are realising that electronics will mean in the 1990s what it has meant to aircraft for 20 years. Hence all the mergers."

Despite Karnsund's bullishness, Risberg warns that the creation of complete electronic car systems, including automatic sensors for traffic control, "will take a long time — it's a difficult task."

The other main potential area for cross-fertilisation between Saab's aerospace and automotive businesses is in advanced materials, where it has built expensive

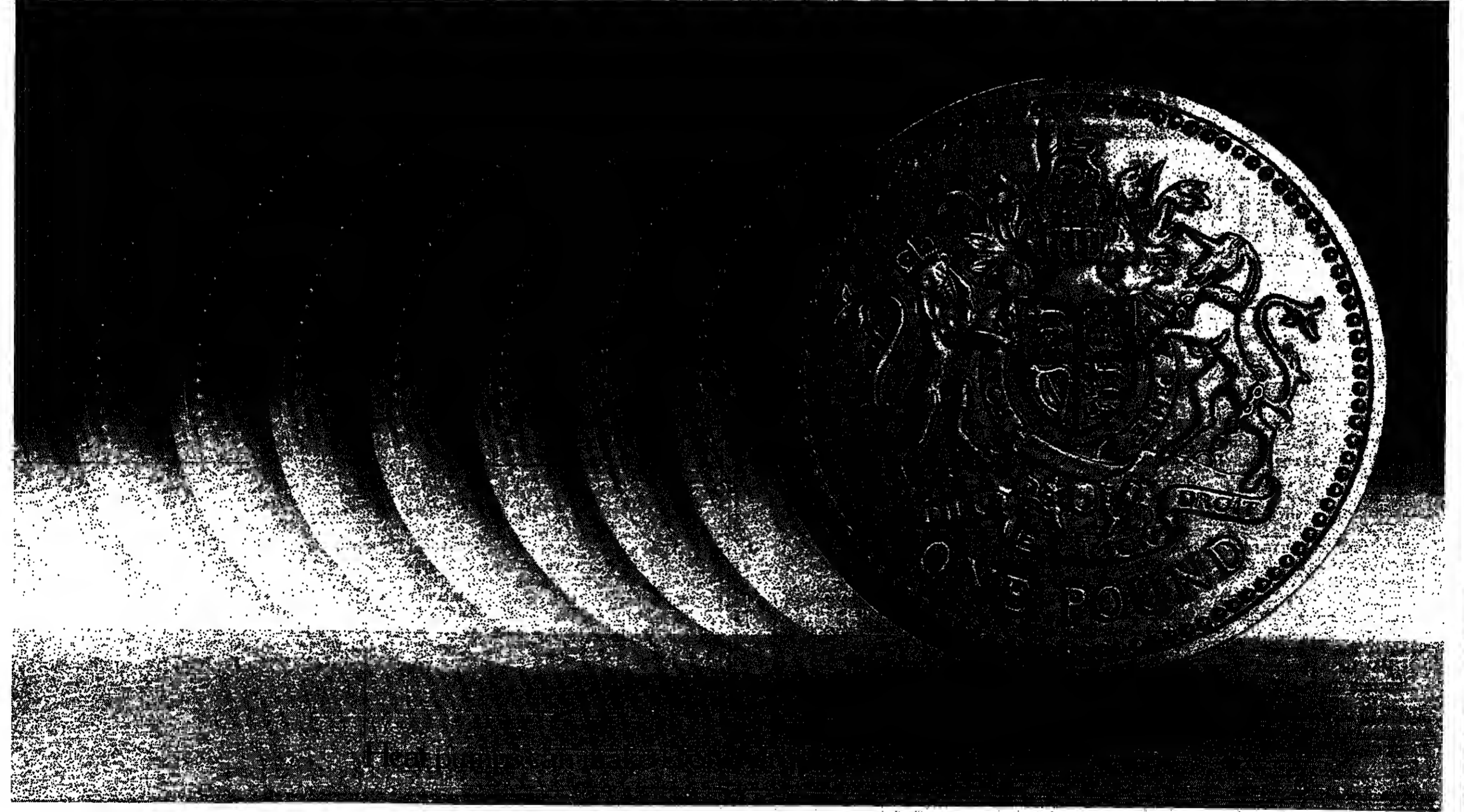
design and processing know-how. Here Karnsund is much more cautious.

Lightweight composite materials made from glass fibre, Kevlar and especially carbon fibre are all used in Saab's aircraft: a quarter of the structure of its latest military aircraft, the "Griffin", is in carbon composites.

In cars, says Karnsund, "composites will come — perhaps." But he will not say when their cost is still too high. "By the year 2000 there will be a number of composite parts in chassis systems and axles," says Rolf Sandberg. "But there still won't be much." Hopes are higher for truck drive shafts and other Scania components.

But is it really necessary to have all this technology under one corporate roof? Karnsund's reply is double-edged. "Of course you can do it through collaboration," he says. "But a few moments later he adds: "If you're an engineer working for another company, I'm afraid to tell you what I'm doing. It saves time and cost to have us under the same umbrella."

For Saab-Scania, perhaps. But beneath the umbrella of a newly-forged combine there may be decades of future discomfort and post-merger indigestion.



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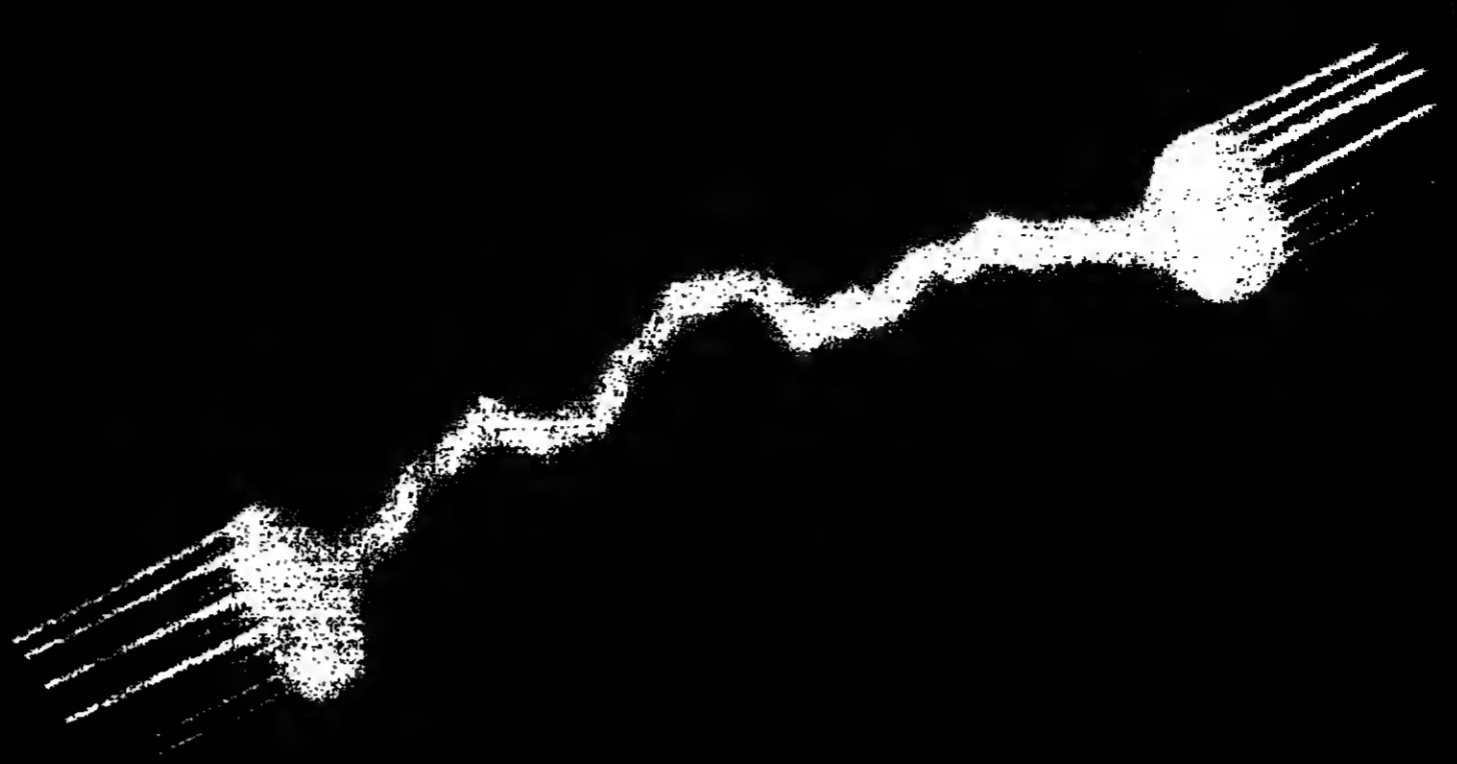
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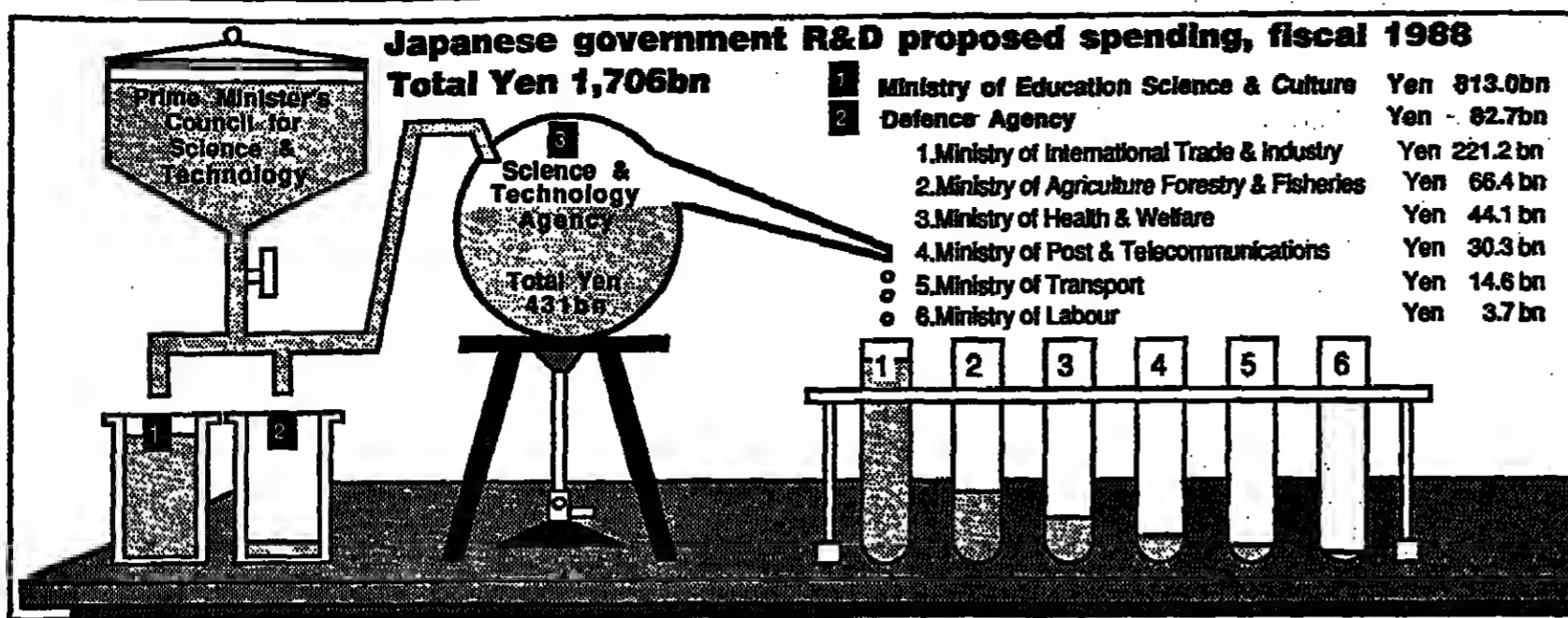
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TECHNOLOGY



JAPAN SOAKED the West for its technology when it was a poor country, according to many foreigners. Now that times are good, they believe, Japan is hoarding its own technological advances and refusing to share them with the rest of the world.

Japan goes public with apparatus for basic experiments

Carla Rapoport explains how the country is preparing to shoulder a fairer share of the world's R&D burden

Furthermore, the critics claim, the country continues to concentrate on product research, as opposed to more costly basic research, which is still lacking in Nobel prize winners. Its skill in physiology and medicine, Dr Susumu Tonegawa, lives and works in the US. American researchers, by contrast, find job-hunting in Japan nearly impossible.

The problem is particularly acute for foreign businesses, which recognise that selling to Japan in future depends on participating in research projects today. The US has taken up the research and development (R&D) problem as the latest in its string of bilateral trade talks with Japan.

However, some of Japan's most senior bureaucrats are beginning to make sympathetic noises about how Japan must change its ways. To date, the country's huge leaps in technology have been made almost entirely by the private sector, aided by the guidance and co-ordinating abilities of government departments such as the Ministry for International Trade and Industry (MITI). Now, some senior bureaucrats believe the Government must take back the initiative from the private sector.

influence and support for private sector R&D can continue, but he plans to build his ministry into a powerhouse of government research with centralised control over the R&D policies of all other government departments.

This control, once achieved, will help Japan tip the balance in R&D from the private to the public sector. Following that accomplishment, Japan can start playing a less selfish role in the international R&D community, Ito explains.

"It is true that the total amount of R&D spending in Japan is about half that of the US, and that only 20 per cent of our total is spent by the Government. Our aim is to increase this 20 per cent to 40 per cent. With the increase, we hope more foreign researchers will come to Japan and more basic research will be done here," he says.

This is a mammoth goal for a new cabinet minister, but Ito believes he has both the political strength and the funds to achieve his objectives. "It does seem that MITI has a huge R&D programme and has come up with substantial results. Our agency has a shorter history (it was founded in 1987) and many of our important positions are held by former MITI people. But I stress that we are now the main agency for science and technology in Japan," he says.

"It is true that the general public doesn't know much about us, so I've been

telling our people that we must improve our visibility, our public image and explain that we are doing as much and more than MITI," he says.

His ministry, he points out, has fewer labs, but has twice the budget (¥49bn for fiscal 1988) of MITI. Further, he sits on the Prime Minister's Council for Science and Technology, the top advisory body on R&D in Japan. Other members include the Prime Minister, the ministers of finance, education, economic planning, but not a soul from MITI.

One of the top priorities of this council, according to Ito, is to step up the Government's role in research and to open Japan's doors to foreigners.

"Japan has borrowed technologies from other countries in building its economy. The time has come to repay those countries for their favour. There is practically no technology which Japan has still to learn from other countries. Japan, therefore, has to carry out technological development by itself. Japan should pursue basic research more enthusiastically," said Ito in a recent government publication.

He readily admits that Japanese researchers in the US outnumber US scientists in Japan by a ratio of 10 to 1. "At present, it appears Japan's doors are closed," he admits. In fiscal 1988, however, his department has budgeted for 100 fellowships for foreign researchers and

the Ministry of Education plans for a similar number.

As for the private sector, he indirectly criticises MITI for allowing Japanese companies to pursue their own interests to the exclusion of foreigners. "We who are involved in the administration of science and technology must stand back and review the private sector's contribution. We must make sure it is supporting the welfare of people. Sometimes, we may have to stop some activities. If a company is only doing something to make money for its own selfish interests, we may have to step in," he says.

Basic research, he admits, has been neglected in Japan. "We criticise ourselves for not spending enough on basic research. So our goal for the future is to spend more in this area. This is a goal at the cabinet level."

Now that Japan is increasing its defence spending, for example, basic research in this area is also growing rapidly. "The projected increase in defence R&D overall will be more than 10 per cent this year.

Ito is harder to pin down on the goals for Japan's basic research efforts, referring to the extremely vague and still unformed Human Frontier Science Programme. This idea was trotted out by former Prime Minister Yasuhiro Nakasone at the last economic summit in Venice. Ito admits that the project's current annual budget of ¥900m is only enough for a feasibility study. But he points out that the study is being formed with the aid of foreign scholars. The third meeting of the study group was held in Tokyo earlier this month.

Noboru Takashita, Japan's Prime Minister, will be talking more about the programme at the next economic summit, according to Ito. The objective, he says, is to "try to find the secrets of how the human body actually functions." This results will be shared with all nations.

"It could nevertheless be many years before such a programme moves into high gear. In the meantime, Ito will be continuing his battle to centralise and strengthen the Government's role in Japanese R&D."

WORTH WATCHING

Firms take lead in EC flat-screen project

FINLAND is to lead a European Commission project to develop large flat-screen displays for use in telecommunications networks. The other participants are Matra of France, SGS-Thomson of France and Italy, and Ghent University in Belgium.

Finland is not in the European Economic Community and Finland believes it has been chosen because of its well advanced work in flat electroluminescent displays. Its displays, currently monochrome, measure about 8 x 6 inches and are only one inch thick, including control electronics.

The company believes EC work will lead eventually to full-sized flat-screen colour TV sets. It has already demonstrated a monochrome set using the present displays.

Matti Kaitera, Finland's technical director, says that the aim is "to hand off the Far East competition we expect in the mid-1990s."

Security is in the eye of the beholder

PERSONAL IDENTITY checking systems, made by EyeDentity of the US and based on retinal scanning, are being offered in the UK by Hagen Electronics of Redditch, Worcestershire.

EyeDentity of Portland, Oregon, considered several human attributes that could be used for positive identification, namely, finger and palm prints, written signature, voice, and retinal blood vessel patterns. It found that in terms of uniqueness and stability of pattern, retinal patterns offered the best solution.

The patterns were also preferable in terms of the ease, speed and accuracy with which they could be measured and the resistance they offered to copying or forgery.

The EyeDentity model 7.5 costs under \$8,000 and can accommodate 1,200 eye patterns of people authorised to enter a building or office. The eye scanning devices can be networked into a complete system to protect many entrances.

Users simply look into a binocular unit on a wall-mounted box. With 250 individuals enrolled, the unit takes under three seconds to allow or bar entry.

Tanker protection gains inside edge

COATINGS MANUFACTURER Camrex, of the UK and the Netherlands, has introduced a product which has been formulated for the linings of chemical tankers. After application, the coating, called Camkote MX, will cure (harden) at temperatures down to 0 deg C.

The material is then highly resistant to such difficult chemicals as methanol, ethanol, vinyl acetate monomer and acrylonitrile. It will not absorb them, even at high temperatures.

Camrex says Camkote MX has a long pot life at both normal and elevated ambient temperatures, so that it offers benefits during application in warm climates. The coating is highly resistant to high temperature tank cleaning, allowing tankers to be turned around quicker between journeys.

Shortlisted for quick change of employment

STAFF RECRUITMENT and job advertising could change dramatically if a computer-based system called The Shortlist finds favour in the UK. Over 25m is being invested in setting up the service, which will go into action on April 29.

Those wanting a job telephone 01-200 4444 for an application form. This is sent off immediately and when completed is returned by post to National IT Shortlist in Wendover, Buckinghamshire.

The details go into the computer database. The employer, for £7,745, gets an on-line screen and keyboard terminal on which he can ask the computer to list and give brief details on candidates.

Once the job profile has been defined by the employer, the central computer selects the matching candidates from one of 10 lists covering a wide spectrum of UK employment. It can be instructed to search locally, in selected areas, or across the whole country.

When an employee-employer relationship has been established, an applicant's full curriculum vitae is released. The terminal can be used as frequently as necessary, at no further charge, although access to each additional list costs £2.245. The full system with all the lists costs £16,000.

National IT Shortlist believes that, unlike others which have tried to get such systems going, it has planned properly for the problems of candidate validity, speed and cost effectiveness for the employer, and confidentiality for the applicant.

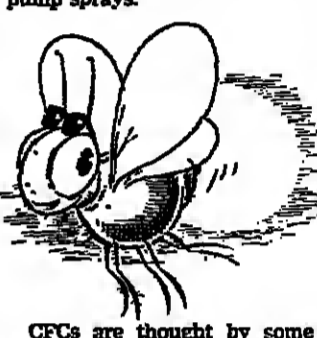
It plans to have 50,000 candidates on the lists by May and, with a sales force of 60, has already obtained orders from top companies in the UK. These include Dixons, Express Foods and National Westminster Bank.

Bob Birch, joint managing director of National IT Shortlist, claims that "for the first time, personnel managers have a no-nonsense alternative" to advertising jobs or seeking the services of an employment agency.

Good news for ozone - bad news for flies

VAPONA, a brand of insecticide made by Ashe Consumer Products of Leatherhead in the UK, is to be made available in aerosol cans that are driven by butane gas instead of the much-criticised CFC (chlorofluorocarbon). The company is also offering some of its products in small hand-operated pump sprays.

CFCs are thought by some scientists to be removing ozone from the upper atmosphere, allowing harmful ultraviolet radiation to pass through. Apart from its ozone-saving implications, Ashe's announcement seems timely, in view of the minor plague of flies currently at large and enjoying the unseasonable good weather in the UK.



CONTACTS: Finlex Finland, 0 42601, EyeDentity US, 6200 545 8666, National IT Shortlist UK, 0285 88888, Camrex 0582 097 677000, Vapona: London, 01-621.

This announcement appears as a matter of record only

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AKROS Group

February 1988

Pension Fund Investment

The Financial Times proposes to publish a Survey on the above on
Thurs 21st April 1988

For a full editorial synopsis and details of available advertisement positions, please contact:

David Owen
on 01-248-8000 ext 3300

or write to him at:
Bracken House, 10 Cannon Street
London EC4A 4BY.

Extracts from the Chairman's Statements contained in the 1987 Annual Reports

DURBAN ROODEPOORT DEEP, LIMITED
Registration Number 01/00580/06

EAST RAND PROPRIETARY MINES, LIMITED
Registration Number 01/00723/06
(Both companies incorporated in the Republic of South Africa)

"The companies are intensifying their efforts to recruit local labour, particularly those dwelling in adjoining urban areas, thus enabling employees to enjoy "normal" family living and to move away from accommodation in hostels as far as practicable." - C. G. Knobbs

Gold
The next six to twelve months could be an indifferent period for gold with a fall down in the US economy and little chance of rising inflation. Investment in relatively safe bond-type instruments will continue to be preferred while real interest rates prevail. However, the United States' inability to resolve its structural economic problems, the renewed dis-equilibrium and uncertainties in world economic order, and international monetary policy will eventually focus once more on gold's role as a store of value.

Industrial relations
The new regulations following in the wake of the repeal of the "scheduled person" definition will make it extremely difficult for all but a few blacks to acquire the certificates of competence previously reserved for whites. Ironically the new entrance requirements will also have the effect of excluding many whites from sitting these examinations and overall the industry could find itself worse off than before. Nothing short of a complete eradication of racism with no harshly restrictive regulations is what the industry needs in order to make full productive use of its manpower.

The companies are intensifying their efforts to recruit local labour, particularly those dwelling in adjoining urban areas, thus enabling employees to enjoy "normal" family living and to move away from accommodation in hostels as far as practicable.

Durban Roodepoort Deep, Limited			
		Year ended 31 December	% change
		1987	1986
OPERATING RESULTS			
Tons milled - 000	2 894	2 375	+3
Gold recovered - kilograms	7 197	7 458	-3
Yield - grams per ton	3.14	3.14	0
Working expenditure per ton milled	R22.67	R20.76	+21
GOLD PRICE RECEIVED, AVERAGE			
Rand per kilogram	R29 361	R26 955	+9
FINANCIAL RESULTS			
Working revenue	R7990	R7000	
Working profit/(loss)	(1 294)	19 326	
Profit before appropriations	12 245	23 616	
Appropriations for net expenditure on mining assets	26 286	19 768	
Earnings/(loss) - cents per share	(698)	173	
Dividends - cents per share	—	100	

East Rand Proprietary Mines, Limited			
		Year ended 31 December	% change
		1987	1986
OPERATING RESULTS			
Tons milled - 000	2 468	2 712	-9.6
Gold produced from underground (kg)	133	6 223	-3.3
Gold produced from sand treated (kg)	106	—	—
Yield - grams per ton - underground	5.37	3.40	+50
Yield - grams per ton - sand treated	0.99	—	+13.3
Working revenue per ton milled	R160.23	R83.65	+28.8
Working expenditure per ton milled	R132.54	R12.12	+215.9
Working loss per ton milled	R27.31	R6.27	+215.9
GOLD PRICE RECEIVED, AVERAGE			
Rand per kilogram	R29 360	R27 607	+6.2
FINANCIAL RESULTS			
Working revenue	R7990	R7000	
Working revenue	254 519	254 910	
Working expenditure	64 106	22 361	
State assistance	42	18 810	
Other income/(expenditure) net	(3 139)	1 885	
Loss	67 265	696	
Capital expenditure	132 325	83 303	

Outlook
During the coming year it is expected that the recent improvement in the gold grade will be maintained and that the mine will operate to its capacity. However, a gold price of R30 per kilogram will be required if a working profit is to be achieved. This is vitally important as the repeal of the Gold Mines Assistance Act on 1 January 1988 means that no further financial relief under this scheme will be forthcoming.

Outlook
In the coming year, capital expenditure will be lower at R79 million, the bulk of which will be spent on the Far East Vertical Shaft project. An increase in tonnage is expected as a result of the rationalisation exercise which took place in the latter half of 1987. Gold production should increase to 11 000 in 1988 due to an overall increase in tonnage milled, higher grade ore from the Far East Vertical area and gold recovered from the treatment of old sands dumps.

The annual financial statements may be obtained from The Annual Report (Limited), 8 Grosvenor Place, London SW1P 1LP.

*When you've had a few and you're miles from home,
it's not your brain that does the thinking.*

These words were spoken by Robert. Four years ago he was diagnosed as HIV positive. (HIV is the virus which causes AIDS.)

He has never had a homosexual experience, nor has he ever injected drugs.

He is 42 years old, and until recently he was an executive with a large multinational company.

To protect him, his name and some of the details have been changed, but in all other respects the story is true.

"You could say I'm part of the generation that thinks it invented sex.

I'd always taken it for granted that easy sex was my birthright, and during 20 years of working life I had plenty of chances, because travel was a large part of my job, mainly in Europe.

I'm not saying that all businessmen when they travel behave like I used to.

But enough of them do, and enough of them are going to screw up their lives if they carry on.

TEMPTATIONS.

When you're on your own abroad and you've just finished a tough day, you feel you deserve something more exciting than bed with a good book.

Drinks, dinner and drinks might kill three hours, but by then it's still only 10 or 11 o'clock and a lonely bed beckons.

When I was in that situation, and loosened up by the booze I'd be looking for a girl to chat up.

But if that didn't work, I'd be quite happy to pay for it.

If I was with a crowd of colleagues, and the drink had done its work, we'd end up egging each other on.

Someone would say half-jokingly, 'Let's have a look at the red-light district,' so we'd all lurch off down there.

Many of the people I was with, of course, would never dream of behaving like that at home.

At other times I'd be visiting client companies and I'd go out in the evening with them and their wives.

Often, a companion would be provided for



me at dinner. Sometimes she'd be a secretary or P.A. with the firm, sometimes not.

Most of this, of course, was before the age of AIDS. I never wore a condom, because at that time people just didn't.

In any case, the biggest danger casual sex seemed to hold then was a dose of clap (which I never got).

If I could have that time of my life all over again, I'd think at least twice before having casual sex.

And if I ever did get tempted, I'd always use a condom.

If anyone thinks they'll find this difficult, they should keep reading.

CONSEQUENCES.

In 1980 I was very ill for six weeks.

After that, there was no more trouble until several years later.

I became ill again. I wasn't getting any better and nobody knew what was wrong.

I was living abroad at the time, and I went back to London for a blood test.

When they told me I was HIV positive, I went absolutely numb. I don't know how I got home. I wasn't really conscious.

It was like being told I was going to die, and that knowledge almost destroyed me completely.

I locked myself away.

I rejected other people, I could never have coped with them rejecting me, so I simply made their minds up for them.

I haven't told my parents because of the hurt that it will give them.

But from this time, there is one moment that haunts me above all others.

I was walking past a café one evening and at a table by a window I saw a boy and a girl of about 17 kissing and cuddling.

I burst into tears at the horror and misery of seeing what I felt I'd lost forever.

When it comes down to it, it isn't difficult to die.

What's difficult is living with a death sentence over you and knowing that you've lost so many things that make life worth living.

So, before you put yourself at risk of being infected, ask yourself one thing. Are you strong enough to cope with what I've been through?"

AVOIDING AIDS.

Eventually, with help, Robert learned to build a new life and start living again. He has not yet developed the full disease.

But since he became infected, the risk of AIDS has substantially increased, both in this country and abroad.

Unprotected sex with just one person with the virus can be enough to infect you, and you can't tell who has it by looking at them.

(Even if you ask them, they might not even know themselves.)

And the more partners you have, the more chance you'll come into contact with someone who has it.

If you have sex with a new partner, make sure it's your brain (and nothing else) that does the thinking.

Always use a condom.

Your life could depend on it.



AIDS. YOU KNOW THE RISKS. THE DECISION IS YOURS.

Company Notices

East Daggafontein Mines, Limited. (Incorporated in the Republic of South Africa) ("the Company")

Options to subscribe for ordinary shares in the Company - extension of the final option exercise date

UAL Merchant Bank Limited is authorised to announce that, as a consequence of the Company having changed its year-end from 31 December to 31 March, it is necessary to extend the final option exercise date.

The terms of the options provide that, in the event of the Company changing its financial year-end, the Company is obliged to alter the option exercise date to a date not less than six weeks after the posting of the Company's annual financial statements to optionholders.

A copy of this announcement will be posted to all optionholders who are requested to attach it to their share option certificates thus amending the certificates to take account of the changed final exercise date.

UAL Merchant Bank Limited (Registered Bank) A member of the Nedbank Group

11 March 1988

LAFARGE COPPEE

US\$ 40,000,000 15 1/2% 1981/1989

On February 26, 1988, Bonds for the amount of US\$ 4,000,000 have been drawn in the presence of a Notary Public for redemption on April 15, 1988.

The following Bonds will be redeemable coupon due October 15, 1988 and following attached:

6158 to 6347 incl. 6373 to 6475 incl. 6493 to 6567 incl. 6572 to 6581 incl. 6587 to 6870 incl. 6904 to 7651 incl. 81057 to 83684 incl.

Amount outstanding: US\$ 8,000,000

Bonds previously drawn and not yet presented for redemption:

Table with columns for bond numbers and amounts, listing various bond series and their corresponding values.

Luxembourg, March 11, 1988

The Fiscal Agent KREDIETRANK S.A. Luxembourg



RAND MINES GROUP ANNUAL GENERAL MEETINGS

NOTICE IS HEREBY GIVEN that the annual general meetings of the undermentioned companies will be held in the circumstances, stated, on the dates and at the times shown:

Table with columns: Name of Company, Date of Meeting, Time of Meeting, Closure date of Register of Members. Lists Durban Stockport Deep Limited and East Rand Proprietary Mines Limited.

A member entitled to attend and vote at the meeting may appoint one or more proxies to attend, speak and vote in his stead.

Holders of shares entitling to bearer who desire to attend or be represented at the meeting must produce their share warrants for a certificate of their holding from a banker or other approved person of the bearer's residence office in the United Kingdom.

Holders of shares entitling to bearer may obtain a copy of the annual report and accounts upon application to 40 Holborn Viaduct, London EC1A 3JA.

Registered Office: 1201 First Floor, 40 The Strand, Johannesburg 2001, P.O. Box 2250, Johannesburg 2007, South Africa.

By order of the Board: RAND MINES GROUP (A COMPANY INCORPORATED IN SOUTH AFRICA) Secretary: V. M. Marston, Administrative Manager and Secretary.

7 March 1988

Contracts & Tenders

NOTICE TO WARRANTHOLDERS OF THE CHYODA FIRE AND MARINE INSURANCE COMPANY, LIMITED.

US\$100,000,000 2 PER CENT, BONDS DUE 1982 WITH WARRANTS

Pursuant to Clauses 3 and 4 of Instrument relating to the captioned warrants, notice is hereby given as follows:

(1) The Board of Directors of the Chyoda Fire and Marine Insurance Company, Limited (the "Company") at its meeting held on 26 March, 1988 resolved that the Company will make a free distribution of shares of its common stock, on 26th May, 1988.

(2) As a result of such free distribution, the subscription price in respect of the captioned warrants, which is currently 800 Yen per share, will be reduced to 640 Yen per share of the company's common stock in accordance with clause 3, paragraph (2) of the Instrument.

The Chyoda Fire and Marine Insurance Company Limited By The Long-Term Credit Bank of Japan, Limited London Branch Principal Paying Agent and Warrant Agent 7th March, 1988

Clubs

Eve

has enticed the others because of a policy on fair play and value for money. Supper from 10.30 am. Disco and top musicians, glamorous hostesses, exciting floorshows. 189, Regent St., W1.01-734 0557.

Art Galleries

RICHARD GREEN.

39 Dover Street, W1 493 3939 "GOOD COMPANIONS" Paintings of Dogs and Cats Mon-Fri 10-6, Sat: 10-4 Opens February 10

BUSINESS LAW

In the second article of a series on the widening of access to legal assistance, John G. Fleming puts the case for introducing contingent fees in the UK

How enterprising lawyers could help the less well off

THE OPEN litigation has led to widespread calls in the UK - from the media, the bench and even in Parliament - for the introduction of the contingent fee as a solution to the evident inadequacy of Legal Aid in supporting merit claims by persons of modest means.

Until the last minute appearance of a "white knight" in the Open case, a large group of plaintiffs, who were above the Sparrow means threshold of Legal Aid, were on the verge of abandoning their claims.

Under the "English rule", the winning litigant is ordinarily entitled to reimbursement of his legal costs, including most of his lawyer's fees, by his adversary.

By contrast, under the "American rule", which developed during the 19th century, each litigant bears his own attorney's fees, win or lose. Despite a legislative trend in the US to embrace the "fee shifting" from winning plaintiffs to defendants - to encourage socially desirable private law enforcement in particular areas such as civil rights litigation - the basic rule prevails in full vigour in traditional common law actions for tort or breach of contract.

Justifications for either rule are largely impressionistic. The English rule of shifting the loss to the loser is defended as making the winner "whole" and, to a lesser extent, as punishing wrongdoers. Defenders of the American rule, on the other hand, argue that since litigation is at best uncertain, parties should not be penalised for defending or prosecuting a claim.

of the American rule to fee-shifting from winner to loser. Its variation consists only in the special arrangement between the plaintiff and his attorney. As it relieves the plaintiff from his attorney's fee if he loses, it shifts the risk of loss from him to the attorney. For this he has to pay a price, namely a premium on the fee charged to him if he is successful.

The principal justification for the contingent fee is that it provides easier access to justice for plaintiffs, irrespective of their financial means - it is "the poor man's key to the courthouse." The arrangement is distinctly risk-averse in function in that the plaintiff accepts a smaller sum if victorious, rather than running the risk of a greater expense if he loses. It is not he but his attorney who bears the risk, but the latter can better afford to do so because he is able to spread it over all his clients.

In sum, the contingent fee system calls for a free enterprise decision, not a bureaucratic one like Legal Aid, to finance litigation.

A variety of objections are raised against contingent fees. Some of these have elitist overtones, ill suited to our more egalitarian times and harking back to an age when lawyers fancied themselves as public champions, rather than as mercenaries who have to earn a living. The most vocal complaint concerns the perception that there would be inordinate windfalls for successful trial attorneys, fed by megawards, particularly of punitive damages against corporate defendants, which would receive widespread publicity.

In routine cases, however, such as road accidents, the record speaks to the contrary. In England, the comparatively low awards for personal injury or death (no damages for medical care, no punitive damages and the reduction of the award by the amount of the disability benefit) would set their own curbs. Moreover, means are at hand to impose regulations to deter abuses. Another concern is that the

contingent fee is apt to create conflicts of interest for the attorney. Far from such fees acting as a spur to maximum effort, there is an inbuilt temptation to settle claims below value on a mass volume scale, in the belief that the cost of further litigation would be disproportionate to any profit the lawyer might derive from a larger jury award. As against this, lawyers who are paid an hourly rate have an incentive to do unnecessary work and pad their billing.

Finally, concern has been expressed about the adverse effects on the judicial process. The contingent fee may encourage excessive zeal to win at all costs; but this can be stifled by disciplinary controls. A related complaint is that it promotes unmeritorious litigation; however, this is tempered by the inherent disincentive to pursue unproductive cases.

Undoubtedly, the contingent fee has been the engine that has driven attorneys to lean on the courts in the US to expand legal liability and awards far beyond the scale found in England and elsewhere. But this could not have been accomplished without the co-existence of other factors: especially jury trial, the tolerance of sympathetic judges and the more modest role of social security. The absence of these factors in the UK should dispel any fear of a replay.

A problem which tends to be overlooked by advocates of introducing the contingent fee to the UK is how to square it with fee-shifting from winner to loser. This raises no difficulty when the plaintiff is the victor, as proved by the American experience in civil rights litigation. But what if the plaintiff is the loser?

It is one thing to persuade a lawyer to risk his own fee; quite another to require him to reimburse the defendant out of his own pocket. Or is the defendant to litigate his claim in reimbursement, perhaps on the view (implicit in some tendentious comment) that deep-pocketed defendants, especially US corporations accused of deriving "enormous profits" from their operations, are "fair game"? Surely, fairness would suggest that the arrangement cut both ways; in other words, there

should also be adoption of the basic American rule that each litigant bears his own costs.

In the mid-1970s, Justice, the UK group of reformist lawyers, proposed a modified form of contingent fees to the Royal Commission on Legal Services. It would have set up a Contingent Legal Aid Fund, interposed between lawyer and client and thus avoiding the undesirable features of the American system. A committee would screen applications, so worthy but difficult litigation would receive support. The successful litigant would pay the fund a percentage of the award, but his lawyer would receive regular fees from the fund in any event. The commission, however, was not persuaded, partly from fear that adverse selection would quickly exhaust the fund, but also because it was thought unfair that the successful should subsidise the losers.

The Open case appears to have provided fuel for second thoughts. The Lord Chancellor recently expressed his support for a Law Society recommendation that Legal Aid funding of multi-plaintiff litigation should be permitted, regardless of the means of individual claimants. But while this measure would help to give some reality to class actions in England, it would not solve the more general problem of access to justice for the less well off.

The time has never been more propitious for promoting the contingent fee, since it could marshal an alliance between two unlikely bedfellows: left of centre, consumer organisations favouring the underdog; and right of centre, Thatcher supporters who favour entrepreneurship and the reduction of bureaucracy and of publicly funded programmes.

The author is Turner Professor of Law at the University of California, Berkeley, and the Goodhart Professor (1987-88) at Cambridge University. This article is based on his recent lecture at the Centre for Commercial Law Studies, Queen Mary College. His book on the Tort Process in America, to be published in May by the Oxford University Press.

The first article in the series was published yesterday. The next one, on the escalation of litigation in the US, will be published next Thursday.

THE NEW LOOK MALAYSIA AIRLINES AND A RENEWED DEDICATION TO TRADITIONAL HOSPITALITY



With our new image one would think we are a new airline and in some respects maybe we are because in keeping pace with the latest in aviation technology we are moving dynamically into the next century. Happily, modernisation will never affect the natural charm and gentle warmth of our people who take pride in the Malaysian tradition of hospitality. And where better to be enchanted than on board Malaysia Airlines where our First Class and Golden Class have created a new dimension in style and service.



**TO SOME PEOPLE
HIS 12 MONTHS
OUT OF WORK
COUNT FOR MORE
THAN HIS 20
YEARS IN WORK.**

He's in his early 40's.

He needs to work and wants to work.

He has 20 years of valuable experience to offer employers.

He's also prepared to adapt and learn a new skill, if it will get him a job.

So why can't he even get near to an interview most of the time?

Especially now that there are more jobs around.

The trouble is that when someone like this applies for a job, the only experience anyone seems to take into account is his time on the dole.

This simply doesn't make sense.

Many employers throughout Britain are missing the opportunity to take on people who are keen, experienced and ambitious.

And who only need a chance to show what they can do.

So before you dismiss the unemployed as unemployable, think again.

And give your local Jobcentre a call.

We'll send you people who'll be more than keen to work.

And who you'll be keen to have working for you.

THE 
EMPLOYMENT
SERVICE.

There's a job to be done.

Caution is the key in New Jersey

By Sue Morrow Flanagan

PROPERTY DEVELOPERS on the booming Gold Coast of New Jersey are responding cautiously to the effects of last October's stock market crash.

Major commercial developers, the long term players, expect to sail through any financial shocks and some say there are already benefits coming from corporate moves to low cost locations. But hundreds of small residential developers and speculators who had been riding a boom have seen their market soften.

Just as London Docklands is sensitive to what happens in the City of London, so the prospects for the New Jersey waterfront, one of the major US regeneration areas, depend at least in part on what happens in New York.

The Gold Coast, stretching 18 miles from George Washington Bridge to Bayonne, faces the west side of Manhattan across the other side of the Hudson River. "If Manhattan's economy softens, then we may be getting more workers from New York," said one developer.

The stakes are high. "It's a revolution. We're building a whole new city on the waterfront. In dollars we're talking mega numbers," observed Rick Cohen, director of Jersey City's depart-

ment of housing and economic development.

For seven years there has been frenzied development. By the year 2000, according to New Jersey state officials, there will have been built 35m square feet of office space, 4200 hotel rooms, 42,000 car parking spaces, 6150 boat slips and more than 35,000 residential units.

It all started with a relatively small shopping development, encouraged by a state government concerned to see the transformation of an area which had been a home for railway yards and industry since the nineteenth century. But the traditional industries moved or died during the 1950s and 60s.

Until developers began to about "Gold", the waterfront communities ranged from slums for ethnic minorities and immigrants to the decaying gentility of Hoboken's brownstone homes. Despite the glamorous name, Gold Coast, many of the waterfront areas still look like a war zone - abandoned railway yards, rotting piers and derelict warehouses.

Transformation is inevitably long term and against the back-

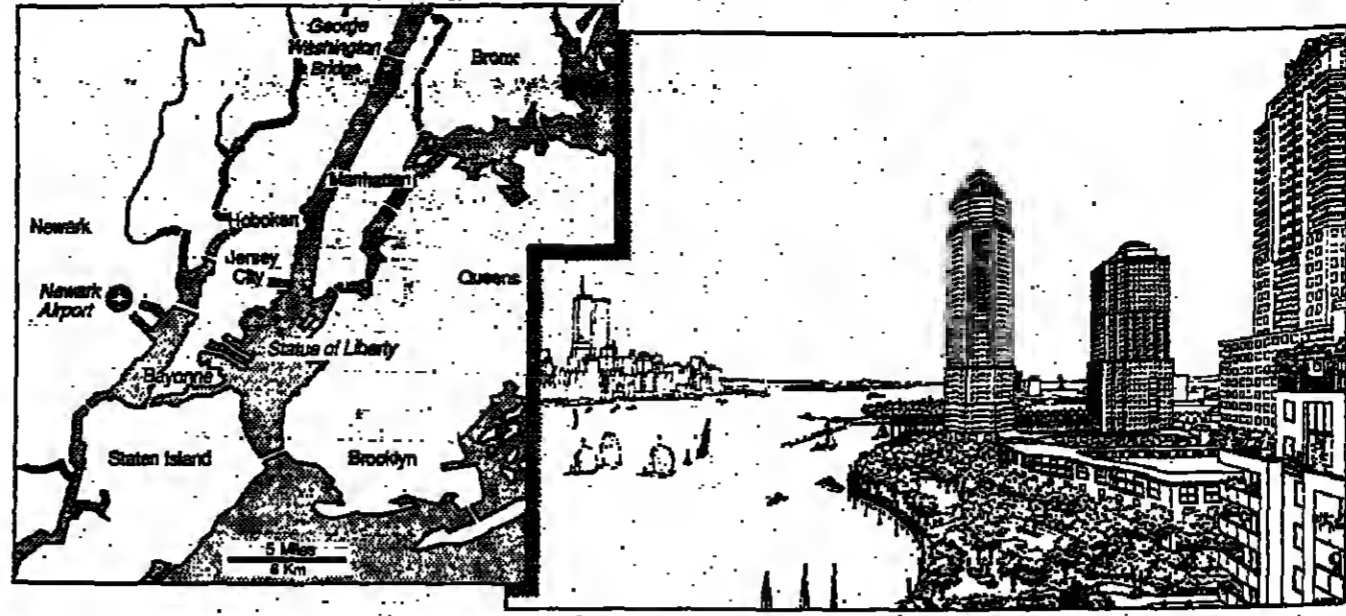
ground, the effects of the stock market crash look short term. Thomas Kean, Governor of New Jersey, maintains his stand that despite lucrative tax abatement packages for corporations in New York City there will be a "tidal wave" of relocating companies.

Significantly, less than two months after the crash Colgate-Palmolive, the consumer products group which has a 167 years history of involvement with the New Jersey waterfront announced plans to convert its 34 acres industrial site near Jersey City.

It intends to build six office buildings, providing up to 6m square feet of space, 1500 apartments, a 400 bedroom hotel and a waterfront esplanade.

H. Claude Shoest, vice-president of Cushman Realty, the Los Angeles company acting as Colgate's development consultant, sees a silver lining in the clouds of Black Monday.

It is this sort of argument that is also brought into play by Olympia and York, the Canadian group, working in the different but comparable environment of Canary Wharf in London Docklands: if the economic climate becomes harsher companies look for modern accommodation in new



business districts which are cheaper than the traditional core areas.

There is a broadly similar analysis at Harborside Financial Centre in Jersey City. This is a 62m project where 3000 offices are being developed on 55 acres by Jones Lang Wootton for US WEST pension fund, which bought the site in November 1986 for \$127m.

Charles R. Simberg, the chief executive officer, is, as he put it "optimistic" about 1988, "but acknowledges" there will be a fall off in office space requirements, perhaps as much as 20 per cent.

At Harborside, work has been going on which is familiar in London Docklands. Existing

industrial buildings constructed with exceptional load bearing strength have been renovated in a way that makes them suitable for modern computer operations.

As part of the complex, two aged piers will be reconstructed to form a 330 bedroom luxury hotel and 300 residential units with a 225 berth marina between the piers.

Generally, Mr Simberg believes that the prospect of corporate moves to New Jersey is heightened by the crash but, he suggests, "residential sales will get hurt." Certainly the prospects for the residential elements of the mixed developments which are taking place are patchy.

There is evidence of a shift

away from Hoboken, for example, by families which had moved in but have become disenchanted with their surroundings. Yet at the 10th Newport project in New Jersey, where the conversion of the waterfront started, "sales and rentals have been doing extraordinary well," according to Edward Cortese, senior vice-president of Newport City Development.

The company is a consortium of three developers led by Sam Le Frak of New York. By the end of last year, Mr Cortese noted, two-thirds of the 450 units in a condominium complex - where apartments are built for ownership rather than rental - were under contract.

A similar line was taken by Marianne Ball, vice-president of US-French-Swiss-German consortium developing the Port Liberté project in the shadow of the Statue of Liberty. In addition to commercial space, a hotel and yacht club, Port Liberté will have 1690 housing units on a 2½ miles network of canals.

She saw little impact from the stock market crash, pointing out that 303 of the 363 residential units under construction in the first phase had been sold.

And here lies the rub. Bob de Ruggiero, a Hoboken real estate agent, said the market for upper range condominiums, costing more than \$100,000 is glutted. Unless the state passes laws, now

under discussion, to limit condominium conversions, the market will get softer, he said.

The speed with which developers have cashed in on the New Jersey real estate boom with the conversion of old apartment blocks into condominiums has put housing prices out of the reach of the local community.

Yet the state itself is fully behind the regeneration of the waterfront. Governor Kean has created an Office of Waterfront Development. The state is rebuilding the entire infrastructure of roads, replacing the sewers, installing a north-south light rail system and creating an 18 miles long waterfront walkway.

This, plus the grant of tax concessions to relocating companies, is its main contribution to waterfront regeneration. So far though the pace of development has outpaced the provision of the infrastructure.

Unlike the British system of fast track planning through urban development corporations, New Jersey is using existing mechanisms. Environmentalists complain that the building permits are given out too easily.

On the other hand the Port Liberté project needed consents from 25 different state agencies to get work underway. And Arthur Imperatore, chief of Arcorp, is having considerable difficulty in gaining planning consent for a grandiose \$50m venture to build 15,000 residential units in a Greco-Roman style on a site north of Jersey City.

All then is not glitter on the Gold Coast. For either developers or local residents, "Gold Coast," is a sign of what's expected, not what's happening now.

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01-202 1167

AUCTION

Auction to be held on Thursday 14th April 1988 at 2.30p.m., The Mettwin Suite, Centre Point, 103 New Oxford Street, WC1

14 Freehold, Long Leasehold and Heritable Properties (unless previously sold)

TOTAL CURRENT GROSS INCOME £405,342 per annum

Address	Current Gross Income £ Per Annum
ABERDEEN, 32/38 Commerce Street, Grampian	43,000
Heritable Industrial Investment, comprising three modern units, close to docks. Reviews from 1987.	
ACCRINGTON, The Arcade, Church Street, Lancashire	68,792
Freehold Retail/Office Investment, comprising 20 retail units, 13 office suites and a wine bar. Reviews from 1988.	
BARNBY DUN, Station Road, South Yorkshire	24,650
Freehold Supermarket with Full Vacant Possession, 1.06 Acre Site, close to Doncaster and M18.	
BILSTON, 28/36 Church Street, West Midlands	3,000
Freehold Retail/Office Investment, Part Vacant, comprising 4 shop units with 2 floors of self-contained Offices over. Reviews from 1988.	
DUNDEE, The Former Coppersmiths Works, Mettwin Street, Lochess, Kyleside	19,000
27 Acre Heritable Development Site (subject to appropriate consents). Subject to Advertising Boardings (Fronting Homefield Road). The High Mill area of the Site could be eligible for grants if converted to housing.	
FAREHAM, Units 1 & 2, The Avenue, Hampshire	90,000
Freehold Industrial Investment. Two modern single-storey industrial units with ancillary parking. Reviews 1987.	
HOUNSLOW, 6 Lampton Road, Middlesex	150
Long Leasehold Office Investment. Modern double-glazed air-conditioned, detached building with car parking. Let to Prime Computers (UK) Ltd. 200 yds from Underground, close to Heathrow Airport M4 and M25. Review 1987.	
LONDON W8, 12 Stratford Road, Kensington & Chelsea	15,750
Freehold Vacant Shop Premises, with tenanted Residential upper parts.	
MUSWELL HILL, N10, 117 Muswell Hill Broadway and 121 Avenue Mews	20,000
Freehold Retail/Residential Investment, let to WH. Smith, 1m south of North Circular. Review 1992.	
NEW WALDEN, 175, 177, 179 & 179A High Street, Surrey	10,500
Freehold Retail Investment, comprising two Shops with self-contained maisonettes above. Expiry 1992.	
ROCKHAMSWORTH, Units 13 & 14 Poerlow Industrial Estate, Herefordshire	18,550
Freehold Industrial Investment. Two modern single-storey units with parking. Imminent Reviews.	
SIDMOUTH, 3/5 High Street and Flat 1, High Street, Devon	13,500
Freehold Retail/Residential Investment, comprising two Shop units and self-contained maisonettes. Review 1987.	
SWANSEA, 233 Oxford Street, West Glamorgan	78,450
Long Leasehold Retail Investment, let to Oddbins, 66 years unexpired. Rent Review due.	
TUNBRIDGE WELL, Lizzie House, 4/14 (even) Mount Street, Kent	
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REMEMBER

Our next Auction will be held at CENTRE POINT, 14TH MARCH 1988 on behalf of Boots the Chemists Ltd

Edward Erdman

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For further information contact our Auction Personnel.

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15th	5880
14th	5880
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Additional details will be sent in confidence to qualified principals of their acknowledgment advisors.

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M4 PROPERTY

The Financial Times proposes to publish this survey on 8th April 1988

For a full editorial synopsis and details of available advertisement positions, please contact:

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Company Notices

FIDELITY SPECIAL GROWTH FUND

Société d'investissement à Capital Variable
13, Boulevard de la Foire
R.C. Luxembourg B 20085

Notice of Annual General Meeting

NOTICE is hereby given that the Annual General Meeting of the shareholders of FIDELITY SPECIAL GROWTH FUND, a Société d'investissement à capital variable registered under the laws of the Grand Duché de Luxembourg (the "Fund"), will be held at the principal and registered office of the Fund, 13 Boulevard de la Foire, Luxembourg, at 11 a.m. on March 31, 1988, optionally, but without restriction, for the following purposes:

1. Presentation of the Report of the Board of Directors;
2. Presentation of the Report of the Statutory Auditor;
3. Approval of the balance sheet and income statement for the fiscal year ended November 30, 1987;
4. Discharge of the Board of Directors and the Statutory Auditor;
5. Ratification of the co-opted of Corneille Ploche as a Director of the Fund in replacement of Privatvint S.A.;
6. Election of eight (8) Directors, specifically the re-election of the following eight (8) present Directors: Messrs. Edward G. Johnson III, William L. Byrnes, Charles A. France, Heazell Karkhams, John M. S. Patton, Harry G. A. Sappaghen, H. F. van den Hoven and Compagnie Financière;
7. Election of the Statutory Auditor, specifically the election of Coppens & Lybrand, Luxembourg;
8. Authorization of the Board of Directors to declare dividends in respect of fiscal year 1987 if necessary to enable the Fund to qualify for "Distributif" status under United Kingdom tax law;
9. Proposal, recommended by the Board, to amend the provisions of Articles 8 and 9 of the Fund's Articles of Incorporation which presently provide that any owner of more than 5% of the number of shares the Fund is authorized to issue may be required by the Fund to redeem his shares unless, at the discretion of the Board, the provisions be amended to permit the Fund to require any beneficial owner of more than 5% of the outstanding shares to redeem his shares;
10. Consideration of such other business as may properly come before the meeting.

With the exception of item 8, approval of the above items of the agenda will require the affirmative vote of a majority of the shares present or represented at the Meeting with an minimum number of shares present or represented in order for a quorum to be present. Approval of item 8 will require a quarter of at least a majority of the shares outstanding on the Meeting date and the affirmative vote of two-thirds of the shares present or represented at the Meeting, if a quorum is not present, then 9 may be voted on at an adjourned session of the Meeting, at which no minimum number of shares will be required to be present or represented in order for a quorum to be present. Subject to the limitations imposed by law and the Articles of Incorporation of the Fund, each share is entitled to one vote. A shareholder may act at any meeting by proxy.

Date: February 15, 1988

BY ORDER OF THE BOARD OF DIRECTORS

LONDON AMERICAN ENERGY N.V.

Notice of Special Shareholders' Meeting

Notice is hereby given that a Special Shareholders' Meeting of London American Energy N.V. will be held at Plevinstraat 15, Willemstad, Curacao on Tuesday, 29th March 1988 at 10.00 a.m. Curacao time for the purpose of considering and, if thought fit, passing the following Resolution:-

RESOLUTION

That the sale of certain properties by LAE Energy, Inc. and the subsequent sale of the share capital of LAE Energy, Inc. (both as described in the Circular to Shareholders dated 2nd March 1988) upon the terms of the contracts displayed to the meeting be and are hereby approved and that, subject to and on the date which falls one week after the distributions from additional paid-in capital as described in the Circular having been paid, the Corporation be dissolved pursuant to Article 22 of the Articles of Incorporation of the Corporation and Carab N.V., a limited liability company established in Curacao, be appointed as liquidator and, in connection therewith, as custodian for the books and records of the Corporation.

By Order of the Board Registered Office:
Plevinstraat 15,
Willemstad,
Curacao.
Netherlands Antilles

Date: 3rd March 1988

Information Meeting

Since many shareholders may not be able to attend the aforementioned Special Shareholders' Meeting in Curacao, an Information Meeting of London American Energy N.V. will be held at 123 Chesapeake, London EC2V 6DS, England on Monday, 21st March 1988 at 11.00 a.m. London time in order to enable shareholders to meet Directors of the Corporation. While it will not be possible to pass any resolutions, it is expected that the information and explanations to be given at the Special Shareholders' Meeting will be given at the Information Meeting. Shareholders who wish to attend the Meeting are asked to complete the post card accompanying the Circular.

Copies of the Circular and the Form of Proxy (including a deposit receipt) will be used in connection with the Special Shareholders' Meeting are available in the U.K. at J. Henry Schroder Wagg & Co. Limited, 38 Old Jewry, London EC3R 8BS, in the U.S. at J.B. Schroder Bank & Trust Company, One State Street, New York, N.Y. 10004, and in Luxembourg at Banque Générale du Luxembourg S.A., Service des Titres, 14 rue d'Alsace, Luxembourg.

Some shareholders wishing to exercise their rights at the Special Shareholders' Meeting should obtain a Form of Proxy containing a form of deposit receipt from the above-mentioned offices. Only completed Forms of Proxy and bearer share certificates may then be sent (by post or by hand) to Banque Générale du Luxembourg B.A. or (by hand only) to J. Henry Schroder Wagg & Co. Limited or J.B. Schroder Bank & Trust Company, in each case no later than 10.00 a.m. London time on Tuesday, 29th March 1988. Further details may be obtained from the Circular.

Note: Resolutions to dissolve the Corporation may only be adopted at a general meeting of shareholders at which a quorum of shareholders representing two-thirds of the issued share capital shall be present or represented with an affirmative vote of two-thirds of the votes cast at such a meeting.

SOCIETE GENERALE

JPY 7,500,000,000

REVERSE FLOATING RATE NOTES

DUE 1991

For the period March 8, 1988 to September 7, 1988, the notes will bear an interest rate factor at 4.03498 % p.a.

The interest due on September 8, 1988 against coupon nr 4 will be JPY 403,498 and has been computed on the actual number of days elapsed (184) divided by 360.

The Principal Paying Agent
SOCIETE GENERALE ALSACIENNE DE BANQUE
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NOTICE TO HOLDERS OF WARRANTS

DAIICHI SEIYAKU CO., LTD.

US\$150,000,000

4 1/2 per cent. Bonds Due 1993 with Warrants

Pursuant to Clauses 3 and 4 of the Instrument dated 2nd March, 1988, the following notice shall be given.

At the meeting of the Board of Directors of Daiichi Seiyaku Co., Ltd. (the "Company") held on 29th February, 1988, a resolution was adopted for the issue of new shares by way of free distribution, the particulars of which are given below. Consequently, the subscription price of the captioned Warrants (the "Warrants") shall be adjusted, as specifically provided in paragraph 3 below.

- 1) The free distribution of new shares will be made to shareholders of record as of 31st March, 1988, Tokyo time, at a ratio of 0.05 shares for each one share held.
- 2) The free distribution shall be made on 16th May, 1988, but the dividends for these new shares will accrue as from 1st April, 1988, Tokyo time.
- 3) Pursuant to Condition 3(i) of the Instrument, the Subscription Price will be adjusted from Yen 3,352.00 to Yen 3,192.40 per share of the Common Stock of the Company effective as from 1st April, 1988, inclusive.

By: The Mitsubishi Bank, Limited
as Principal Paying Agent
on behalf of Daiichi Seiyaku Co., Ltd.

March 11, 1988

ARTS

Arts Week

Music PARIS

Francisco Araza recital. Irwin Goge piano (Mon). Theatre de l'Athenes (47 43 87 27)...

MUSIC NETHERLANDS

Amsterdam. Concertgebouw. The Netherlands Philharmonic conducted by Hartmut Haenschel...

ITALY

Milan: Teatro alla Scala: Gidon Kremer and friends playing Lockenhaus (30 31 20 1222).

Rome: Auditorium in via della Conciliazione: Vladimir Spivakov conducting Haydn and Tchaikovsky...

MUSIC SWITZERLAND

Zurich: Tonhalle. Edo de Waart conducting the Concertgebouw Orchestra with Isabelle van Keulen...

GERMANY

Kassel: Hessischer Rundfunk. Edo de Waart conducting the Radio Philharmonic and vocalists in a concert performance of Wagner's Rheingold...

FRANCE

Paris: Grand Palais. Edo de Waart conducting the Radio Philharmonic and vocalists in a concert performance of Wagner's Rheingold...

NETHERLANDS

Amsterdam. Concertgebouw. The Netherlands Philharmonic conducted by Hartmut Haenschel...

ITALY

Milan: Teatro alla Scala: Gidon Kremer and friends playing Lockenhaus (30 31 20 1222).

Maurizio Pollini piano recital. All-Beethoven programme (Mon). Carnegie Hall (24 77 800)...

MUSIC SWITZERLAND

Zurich: Tonhalle. Edo de Waart conducting the Radio Philharmonic and vocalists in a concert performance of Wagner's Rheingold...

GERMANY

Kassel: Hessischer Rundfunk. Edo de Waart conducting the Radio Philharmonic and vocalists in a concert performance of Wagner's Rheingold...

FRANCE

Paris: Grand Palais. Edo de Waart conducting the Radio Philharmonic and vocalists in a concert performance of Wagner's Rheingold...

NETHERLANDS

Amsterdam. Concertgebouw. The Netherlands Philharmonic conducted by Hartmut Haenschel...

ITALY

Milan: Teatro alla Scala: Gidon Kremer and friends playing Lockenhaus (30 31 20 1222).

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Merce Cunningham Dance Company (Joyce). Two major premieres are included in the four programmes...

WEST GERMANY

Bielefeld. Deutsche Oper: Tosca has fine interpretations by Peter Lorenzinger, Cornelio Musy and William Dooley...

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Dance Theatre of Harlem: Programmes include Synchronic Footprints performed in Red and Orange...

TOKYO

The Nippon Ballet in works choreographed by Celia Egan and Robert North to the music of George Gershwin...

PARIS

Der Freischütz: Carl Maria voo Weber's romantic opera played by Novak Orchestra Philharmonique...

ITALY

Rome: Teatro dell'Opera: Renato Bruson's production of Simon Scagnone...

Theatre LONDON

The Best of Friends (Apollo): John Gielgud makes probably his last appearance on the London stage...

WASHINGTON

Mall (Eisenhower): A Broadway-bound musical delivers the past that accumulates and comes to life for a...

CHICAGO

Landscape of the Body (Goodman): John Guare's 1977 surrealistic view of an American family...

TOKYO

A Streetcar named Desire (Imperial Theatre): This could prove to be the theatre event of the year...

NETHERLANDS

Amsterdam: Muziektheater. Premiere of the Netherlands Opera production of Ryszard Kapuscinski...

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Fences (46th Street): August Wilson hit a home-run, this year's Pulitzer Prize...

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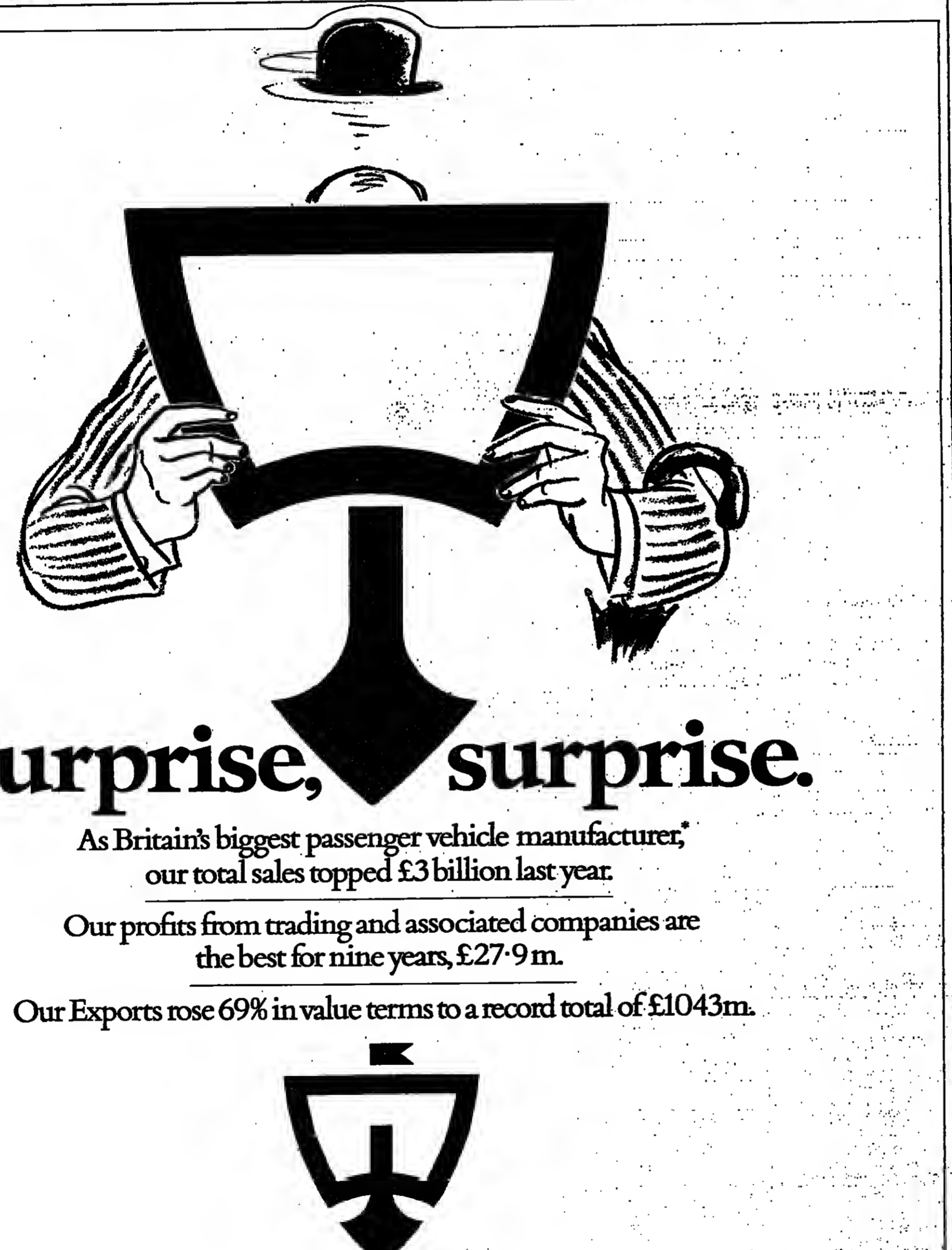
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ARTS

Cinema/Nigel Andrews

Manhattan ablaze with visual excitement

Someone To Watch Over Me (15) directed by Ridley Scott...

There are two opposing attitudes to worldly wealth: the matter-of-fact and the mystical...

Ridley Scott's Someone To Watch Over Me undoubtedly subscribes to the Scott Fitzgerald School of Mysticism...

His new film may seem his least exotic in subject and setting, a contemporary New York crime thriller...

The twist in Howard Franklin's script is that the married cop from the wrong side of the tracks falls in love with the Upper East Side glamourpuss...

Scott, humbled with variable performances from Berenger and Bracco who have both hired their working-class accents...

Here we have a Daedalus maze of marble walls, priceless artworks and perspective-baffling mirrors...

The miraculous-alechemical view of wealth enshrines or implied in these scenes...

The script and dialogue never live up to the film's intoxicating visuals or the thematic rhythms...

The Polish film No End, directed by Krzysztof Kieslowski...



Mimi Rogers and Tom Berenger in "Someone To Watch Over Me"

And contemplative, the moving portrait of a woman building a new life after the sudden end of the old.

Quiet and contemplative are the last words in describe Orphans. I never saw Lyle Kessler's original stage play...

But if No End is a ghost story, the chains it rattles are determinedly political. The film was banned for two years after its making in 1984...

It is Kieslowski's achievement that the audience never feels assailed by agitprop. Human ambiguities thrive...

It fair breaks your heart. It breaks your heart to wonder what on earth made director Alan J. Pakula of Kluge and All The President's Men...

"Still Life" at the Penguin Cafe/Covent Garden

Clement Crisp

The new programme at the Royal Opera House on Wednesday brought the premiere of David Bintley's "Still Life" at the Penguin Cafe...

I report, with some concern, that quite the best thing in the evening was this last piece, danced with a welcome unity of style and a fulness of dynamics...

I have always felt, though, that the Royal Ballet has an ambivalent attitude towards Balanchine, mistrusting his classicism...

The decision to acquire Bagatelle as a new piece is curious. It is not by any means one of his masterworks. It was staged in 1963...

Its merits lay in the extraordinary gifts of its leading interpreters - Allegra Kent and Edward Villella...

The Royal Ballet cast is led by Byrony Brind and Wayne Eagling. Neither as yet conveys that intensity of body and psyche...

might be seen in a Japanese erotic print. Their dancing is decent, decorative, and meaningless. The rest of the choreographic action is no more than dainty trappings and stage orientalism...

I thought the whole affair extinguishingly tiresome, not just because of the platinous nature of the emotions displayed...

The performers were largely invisible as artists. The final intellectual and theatrical trick finds the cast scampering through a rain-storm...



Cynthia Harvey, Jonathan Cope and Sonia Noy in "Still Life at the Penguin Cafe"

Nite Club Confidential/Playhouse

Martin Hoyle

The charming Playhouse near the Embankment at Charing Cross has struck a desultory blow for the Fifties - the decade that is, rather than the age-group...

Americans Dennis Deal and Albert Evans have thought up the dramatic framework for a few classic numbers by the likes of Johnny Mercer, Arthur Schwartz, Harold Arlen, Sammy Fain, Frank Loesser and Jimmy Van Heusen...

with young singer Dorothy, and so on. The trouble is that the whole show is couched in such terms of send-up and half-mocking pastiche that we never know what, if anything, is to be taken seriously.

There is minimal dialogue, the plot being propelled by Buck's story-telling direct in the smug, comic. The action provides the slenderest thread on which to string two dozen songs including the imperishable "Something's Gotta Give", "Goody Goody" and "That Old Black Magic"...

As will be gathered, the trustful side is excellently prepared. As the group that dissolves and reforms according to the exigencies of the plot, Peter Bishop (the cool tongue-twister) and Kathryn Evans, a former Evita, are superbly drilled both vocally and choreographically...

Stuart Milligan, whose authentic American accent is gratefully received, is too amiable, too soft-grained. But then Ruth Madoc seems determined to deliver a lesson whenever possible with good-natured self-pity on the boozey Kay. As we know from Bless the Bride, she has a real voice, powerful and dark in timbre...

Towards the end she even bears a faint resemblance to Ethel Merrett, but like the show itself, she is ingeniously lit (Mark Davis), ingeniously lit (Mark Davis), ingeniously lit (Mark Davis), ingeniously lit (Mark Davis)...



Henderson, seems to have no sense of direction and veers between the sent-up clichés of musicals, nostalgic parody and sitcom cheeriness.

Arvo Pärt/Brompton Oratory

Richard Fairman

It must have taken an inspired leap of the imagination to come up with Brompton Oratory as the venue for this performance of the St John Passion by Arvo Pärt...

The musical language of the Estonian composer Arvo Pärt is in this, the first comprehensive exhibition of his works that capture France in the last decades of the ancient regime. Ends May 8.

The score of the St John Passion (1981) is typical in this respect. There is a great deal of repetition, even of the most ambitious ideas; and for long stretches the music, in true minimalist fashion, makes no attempt to progress from one key (A minor)...

conclusion, Pärt allows a greater degree of dissonance in heighten the expression and there is a cumulative sense of awe, beautifully realised by the Hilliard Ensemble under Paul Hillier.

Michael George was the grave, eloquent Christ; David James an impressive leader of the Evangelist Quartet. There is an instrumental quartet as well, but most of the accompaniment falls to the organist (Christopher Bowers-Broadbent). After 70 minutes the music unexpectedly turns to a glorious final D major, which erupts into splendour in the Oratory's acoustics...

"The Fatal Shore" wins W.H. Smith award. The £10,000 W.H. Smith Literary Award went yesterday to Australian writer Robert Hughes for The Fatal Shore, his widely acclaimed history of Australia's first convict settlements. It was all-Australia-day at London's Festival Hall complex where the award was announced.

Arts guide

Continued from Page 16. cherko in 1888 is said to be undergoing something of a renaissance under glass. Ends March 20.

Exhibitions. PARIS. Grand Palais. Zurbaran. From New York, an exhibition of 72 paintings retraces the artistic development of one of the great masters of the Spanish Golden Age. (42500624). Ends April 11.

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Extel's Weekly Financial News Summary gives us the week's UK corporate events at a glance. JOHN BRUNWELL PRUDENTIAL PORTFOLIO MANAGERS. EXTEL Financial. All you ever need to know. London: 01-251 3533 Brussels: 01-219 1607 New York: 212-513 1570

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ITALY. Roma, Villa Medici (French Academy). A certain Robert Dolman. Photographs spanning the 40-year career of Dolman, from his teaching and evocative Paris street-scenes of the immediate post-war years to a series of portraits of well-known writers and artists. Ends April 3.

NEW YORK. Metropolitan Museum of Art. Every inch of Fragrant's art is included in this, the first comprehensive exhibition of his works that capture France in the last decades of the ancient regime. Ends May 8.

WASHINGTON. National Gallery. The human figure in early Greek art is the subject of 97 sculptures and painted pottery starting in the 8th and 6th centuries BC with stoneware and black-figure and red-figure pottery. Ends June 12.

CHICAGO. Art Institute. A century retrospective of the work of Georgia O'Keeffe evokes the world of flowers and skulls in the luminous light of New Mexico. Ends June 28.

TOKYO. National Museum, Ueno. Preliminary Paintings for Edo Castle. Recently discovered watercolours and working drawings by artists of the Edo School for a remodeling in the 1530s or 1640s of the shogun's castle, where beautiful paintings decorated the sliding paper doors and ceilings. Ends March 21.

FINANCIAL TIMES

BRACKEN HOUSE, CANNON STREET, LONDON EC4A 4BY. Telegrams: Finantime, London PS4. Tel: 8954871. Telephone: 01-248 8000

Friday March 11 1988

Austria's new challenge

FIFTY YEARS ago Hitler swallowed Austria. On March 11 he browbeat the Austrian Chancellor, Kurt Schuschnigg, into resigning...

has overtaken Austria recently. The world has taken most interest in that surrounding the person of President Kurt Waldheim...

Increased tensions The Waldheim affair has unnecessarily increased tensions within a Government struggling to master the future...

Rash of scandals

At the 50th anniversary of Hitler's invasion - always provided that the political leadership and responsible opinion in Vienna place its preservation...

The EC's role in merger control

THE EUROPEAN Commission has struck a laudable blow for free competition in air transport by forcing British Airways to make concessions on its merger with British Caledonian...

more than Ecu him. They would do nothing to help small firms, which are much less well-equipped to overcome hurdles to trans-European expansion...

Overriding priority

Still less should the aim be to decide which acquisitions and mergers will create more international jobs than others...

Nationalist obstruction

At present, the commission has the right to intervene in mergers only after they have happened, as was the case with BA/ECAL. It is now seeking from EC governments powers to investigate - and, if it chooses, to block - larger deals with a "community dimension" before they are consummated.

Unfortunately, as a collegiate body composed of political appointees administering diverse portfolios, the commission has not always been a model of rigour when faced with difficult competition decisions. Too often, its members have flinched from tough action because they feared offending member governments...

Archie Brown examines Mikhail Gorbachev's record and prospects after three years in power

WHEN Mikhail Gorbachev became General Secretary of the Soviet Communist Party three years ago today, many Soviet citizens breathed a sigh of relief and some of the more talented people on the fringes of the policy-making establishment could hardly contain their excitement.

After three aged and infirm leaders, Brezhnev, Andropov and Chernenko, it was something simply to have a General Secretary who could make his own way to the tribune, a point captured by the first Soviet Gorbachev joke: "How much support does Gorbachev have?" Answer: "None. He can walk entirely unaided."

But there was a lot more to it than that. After the political, economic and cultural stagnation of the 1970s - and the cynicism and corruption characteristic of the Brezhnev years - hopes of better alternatives had been briefly aroused by Andropov, only to be dashed during the do-nothing Chernenko interregnum.

Amongst the leadership, however, there was apprehension as well as hope - indicated by the choice of the physically feeble and politically far-from-inspiring Chernenko rather than Gorbachev to succeed Andropov in 1984, and by the attempt to promote the candidacy of another septuagenarian, Viktor Grishin, as successor to Chernenko just over a year later.

Many of Gorbachev's colleagues in the Politburo and Secretariat had cause to be apprehensive. Thirteen months earlier, they had rallied to Chernenko for fear that in younger and more vigorous hands, the new broom which Andropov had begun to wield would sweep them into political oblivion. In that belief, however, they were wrong; though their resistance to Gorbachev may have helped to turn it into a self-fulfilling prophecy.

The extent of the personnel change in the party leadership under Gorbachev has been dramatic. Of the 13 voting members of the Politburo at the present time, only five were already there under Chernenko. Of the seven candidates - or non-voting - members, only two are hold-overs from pre-Gorbachev days. Within the 13-person Secretariat of the Central Committee (which now contains the first woman in the Soviet leadership for 25 years) the scale of the change is even more impressive.

Historically, General Secretaries have found it easier, in their first years, to effect changes in the Secretariat than the Politburo. But no one has moved as fast as Gorbachev. Apart from Gorbachev himself, Vladimir Dolgikh is the only survivor from Chernenko's Secretariat. Eleven out of the 13 have come in during the past three years.

Changing the membership of the Politburo and the Secretariat has been made easier by the fact that Brezhnev had allowed them to strain a record high average age. But the changes are now the less remarkable - all the more so because the General Secretary does not have the institutionalised right of appointment to senior political posts which accrues to the office of US president or British prime minister.

Instead, he has to rely on influence and authority and an ability to bargain and cajole. The bargaining process means that not all the new people (especially in the Politburo) should be regarded as Gorbachev's men. But in the Secretariat, in particular, he does appear already to have a majority of people committed to him and to the innovative course he is pursuing in both domestic and foreign policy.

This commitment to a shift of policy is the crucial achievement. It is Gorbachev's view of personnel change as, above all, a means of bringing about a radical rethinking of long-established policy, which marks him off from Brezhnev or Chernenko. Indeed, in terms of his greater comprehensiveness, coherence, and guts, Gorbachev stands even from Khrushchev.

Devising new policy is one thing;



Seeking to shape a new Soviet era

Implementing it is another. Gorbachev has found implementing new policies much easier in some areas than others. He has been able to make fastest progress in changing foreign policy; its content as well as its personnel and style.

There are, of course, many continuities in foreign policy. But amongst Gorbachev's many changes, some are quite remarkable. They include the admission that the Soviet Union has a lot to learn from other Communist countries (and even from capitalist ones); and the pursuit of much more circumspect policies in the Third World, such as the dramatic decision to get out of Afghanistan. There is also the new approach to national security, involving the concepts of "mutual security", a "reasonable sufficiency" in defence and a willingness to announce hitherto unacceptable levels of verification and on-site inspection as an essential ingredient of arms control.

Economic reform cannot produce significant improvements in the standard of living of Soviet citizens in the short run. (A possible exception is agricultural reform, where some progress has already been made, but not as much as Soviet reformers need.) In the transition to a new economic model incorporating a significant market element, old structures will work even less well than in the more stable past, but new ones have yet to be created. A case in point is the shift to allowing economic enterprises much greater financial autonomy. This took effect from the beginning of 1988, at least two years in advance of a projected price reform.

The Roman Chancellor

It has taken the British media a long time to catch up with the fact that Chancellor Nigel Lawson is a pretty engaging fellow who may even be the next Prime Minister. Yet just as the truth has begun to dawn Margaret Thatcher has landed him in a mess by appearing to overrule him on exchange rate policy.

Armies in drag

The story in Tuesday's Observer about Swedish army recruits carrying lipstick in their cartridge belts has an sniggery. A reader from Oxford writes that when he joined his unit in September 1983, his attention was drawn to a general routine order of the Romanian Army High Command.

Frog March

Bill Foggett, the 75-year-old weather sage from Thirsk, North Yorkshire, is waiting patiently for nature's signposts to confirm his belief that we are in for a long hot summer.

Too many Bakers

The main story in a British newspaper yesterday was headed: Thatcher and Baker clash on school testing.

Wallenberg encore

Peter Wallenberg faced an unenviable, many argued, an impossible, task in filling the vacuum left when his father Marcus, Swedish industrialist par excellence, died in 1982.

OBSERVER

the crows are building their nests. High in the tree tops means calm weather ahead, but new nests low down among the branches signal wild weather to come.

Kiesinger's legacy

Kurt Georg Kiesinger, the one-time West German Chancellor who died this week at the age of 83, fell into the category of those people one had forgotten were still alive. He deserves more tributes than he has received.

Wallenberg senior

Wallenberg senior had ruled chiefly through the sheer weight of his personality, and the so-called Wallenberg sphere was held together with often only small minority shareholdings, leaving it vulnerable to outside attack.

In the stars

On a notice board at the Cranfield Institute of Science and Technology is an advertisement for illustrated talks on astrology, across which has been written "Cancelled due to unforeseen circumstances."

outcome of the political struggle going on in the meantime between the reformist and conservative forces within the party and society. One Soviet writer has gone so far as to describe (in print, what is more, in the journal Novy Mir) the present time as one of "dual power" in which there is a stalemate between reformers and their opponents...

Recent events in the Caucasus provide ample confirmation of De Tocqueville's dictum that the most dangerous time for an authoritarian regime is when it begins to reform itself. It is also the most difficult time for a reformist leader. The violence between Azeris and Armenians will certainly be used in a wisecracking campaign against Gorbachev by his party opponents. They will see the demonstrations and subsequent violence as a direct result of raising dangerous expectations through an excess of openness and promises of democratisation.

Nationalist unrest is undoubtedly a setback for Gorbachev, though a predictable one. It will certainly not be the last unintended consequence of his reforms. The latent national tensions are among the most severe problems Gorbachev has inherited. More than most such problems, they do not permit solutions which can satisfy one significant group without offending another. Even though the initial effect of recent events is to place yet another obstacle in the path of reform, it should not be ruled out that Gorbachev will snatch victory from the jaws of defeat. He has done it before. Instead of being damaged by the uninterrupted flight of the West German youth, Matthias Rust, to Red Square, for example, he used the opportunity to change the Minister of Defence and strengthen his control over the armed forces.

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Time tables for Amsterdam, Rotterdam and other European destinations to follow shortly. For bookings and details of weekend flights call: Air France & Brymon (Paris) (1) 4535-6161 London City Airways (Paris) (1) 4862-2280 Sabena & London City Airways (Brussels) (02) 511-9030

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POLITICS TODAY

Why the House of Commons is demoralised

By Joe Rogaly

BRITAIN'S constitution allows its Prime Minister to behave like a President of the United States, with one vital difference. In Britain there is no countervailing force - no powerful Congress and no independent Supreme Court.

to describe plain English as a fundamental tool of good government. It all fits in. Long before Mrs Thatcher came to prominence, the Institute of Economic Affairs set out to win public support for its belief that market forces are the most benign influence on public policy.

Mrs Thatcher would rather sell her policies outside the House; why defend them inside a chamber that shows so little spirit?

House of Lords last week. Power was being handed back to individuals. Hear the catechism: privatisation, wider share ownership, deregulation, trade union reform.

Lord Cameron was replying to Lord Jenkins of Hillhead, who has initiated a debate on the power of the executive. The former Mr Roy Jenkins's view was traditional enough: Britain had one of the most centralised governments in the democratic world.



Cabinet itself there was a greater concentration of power. Apart from the Prime Minister, only three members of the present Cabinet had been there since 1979.

Lord Cameron's picture of the nation as a group of independently responsible individuals was attractively painted. But it has little room within its frame for the exercise of responsibility by the elected representatives of the people.

Morale is low. The opposition fears that the odds are in favour of a fourth Tory victory. Conservative dissenters know that they have to endure years of doing little and (usually) voting as they are told.

Most people are aware of the near-impossibility of getting the Government to change its mind on all save a few minor amendments thought necessary to get contentious bills through the House of Lords or, very rarely, their own backbenchers.

You might think that there is little to worry about in statutory instruments. But their number and power has grown throughout this century. Every one of them is an extra power for ministers.

The Committee on Ministerial Powers reported on them in 1982. It told of the device known as a "King Henry VIII clause".

they could be put in where absolutely necessary. As used today, such a clause allows the minister to rewrite the essence of the bill.

Such powers have grown under governments of all parties. The rate of growth has become faster under Mrs Thatcher. Look at the bound volumes of British laws. Fifty years ago they took up a volume or two a year.

Lord Cledwyn spoke about some of these new laws in the Lords' debate on executive power. There have been 46 local government acts of one kind or another during the past nine years.

The Government's response to those who note how much power it is accumulating is that you can deregulate. You need the powers to create the individual enterprise society.

The House of Commons can assert itself. The most recent instance was the vote to allow its proceedings to be televised. This was opposed by the Prime Minister, who prefers to control her appearances on television.

Lombard Delusions of independence

By John Plender

IT IS generally acknowledged that membership of a fixed exchange rate system entails some loss of sovereignty. That, we are constantly assured, is the chief explanation for Mrs Thatcher's antipathy to membership of the exchange rate mechanism of the European Monetary System (EMS).

One of the inherent ironies in the British Prime Minister's remarks about sterling earlier this week is that she appears not to have taken this paradox aboard. The ardent proponent of deregulation and the radical removal of exchange controls speaks as though Britain still enjoys policy autonomy.

So far Mrs Thatcher has taken most of the flak for this dismal middle. But the Chancellor should surely take some blame as well - and not simply for promoting an exchange rate target which he knew to be unacceptable to the Prime Minister.

The story was neatly encapsulated in a piece of research from Mr Giles Keating of Credit Suisse First Boston last month. Sterling, a higher-yielding D-Mark, read the headline, which was shorthand for saying that if you

believed in the government's commitment to the target, an inflow of capital would ultimately drive British bond yields nearer West German levels.

Indeed, it could be argued that Britain now has an incipient balance of payments problem precisely because it has held interest rates at levels that ensured a big capital inflow, to which the inevitable counterpart is a current account deficit.

That, of course, is known to be politically difficult. And here, perhaps, lies a wider message about the interaction of policy and markets. In the late 20th century we have developed integrated, global capital markets that pass instant judgements on the performance of governments.

The good news this week is that the American arch-exponent of protectionism, Congressman Richard Gephardt, was reckoned to be the main casualty, among Democratic election candidates, of the Super Tuesday election contest. The bad news is that Britain can expect even more sterling volatility following Mrs Thatcher's denial of her Chancellor's exchange rate target.

Let us tighten fiscal policy

From Professor Harold Rose. Sir Samuel Brittan (March 10) has produced an interesting Hamlet, but without the Prince of Denmark. The dilemma, if it continues, of having to choose between an exchange rate that is too high and interest rates that are too low, can be resolved if we have a tighter fiscal policy.

We obviously need a medium term balance of anti-inflationary policy which does not place an excessive burden on the internationally traded goods sector, especially now that we are in a period of declining oil revenues.

Harold Rose, Barclays Bank plc, 54 Lombard Street, EC3

How to give value-for-money accountancy to small companies in the UK

From Mr W G Poeton. Sir, We are concerned to see from Mr Bourke's letter (March 2) that the Institute of Chartered Accountants in Ireland - unlike the Scottish, and the English and Welsh Institutes - is unaware and therefore not supportive of the case for the abolition of the statutory requirement for the audit of small companies in the UK.

Letters to the Editor

Bringing the shops to book

From Mr Kenneth Kemp. Sir, As a small specialist publisher, I welcome the spread of good quality bookshops such as Hatchards and Waterstones ("The March of the Multiples", March 9). In many areas of our national life, particularly in foodshops and restaurants, standards are rising with incomes and people are becoming more discerning about where they shop and eat - and buy books.

VAT will do great and possible terminal damage to small publishers and booksellers. Prices

From Mr S.A. Gregory. Sir, There is a marked difference between selling books and buying books. Problems in buying are particularly obvious if one lives in a small UK town.

For books not in stock the current practice of booksellers is to ask for full payment and, in the case of W.H. Smith, to allow six weeks for delivery if the book is not held in their warehouse.

Polonium discharge not explained

From Mr J.D. Sutherland. Sir, You report (March 3) that the Environment Department permits Copper Pass to discharge 532 megabecquerels of polonium into our North Humber side air every week.

Many of us wish to know why the pollution inspectorate decided this was a safe level for local residents, and how accurately and frequently the emissions are checked.

will rocket and many people will turn to videos, television, and other forms of entertainment. Public libraries, which used to be the bedrock of hardback publishers, have been hit by restricted council spending and now buy very few new books.

More important is the disingenuous attack on Mrs Margaret Thatcher, the Prime Minister, for her supposedly indecent refusal to embrace either mindless nuclear disarmament or withdrawal from the treaty.

Anyone with a pennyworth of common sense should admit not only that the impossibility of inventing nuclear weapons is established, but also that there is nothing whatsoever in the present context of world politics which suggests the feasibility of strict and effective international control of anything.

Robert McGeehan, St Antony's College, Oxford

Nuclear weapons will not go away

From Dr Robert McGeehan. Sir, David Lowry's letter (March 5) condemning British and French nuclear policies reveals an ignorance incompatible with the wisdom one would look for at the European Proliferation Information Centre.

Perhaps instead of taking cheap shots at silly targets we would all do better to note the remarkably slow pace at which nuclear weapons have in fact proliferated, and the great stability which those in existence have brought us.

W G Poeton, The Union of Independent Companies, PO Box 186, SW7 2NP

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SECTION II - COMPANIES AND MARKETS
FINANCIAL TIMES

Friday March 11 1988

Davis makes \$780m offer for Lorimar-Telepictures

BY JAMES BUCHAN IN NEW YORK

MR MARVIN DAVIS, the sometime Denver oilman and former owner of Twentieth Century-Fox, made a bid to get back into the film business yesterday with an offer of \$780m for Lorimar-Telepictures, Hollywood's biggest maker of television programmes.

Mr Davis, who last autumn sold the celebrated Beverly Hills Hotel to the Sultan of Brunei for about \$200m, is offering \$17 a share in cash subject to conditions. Lorimar said yesterday. The company said it would bear his approach in mind.

Mr Davis is believed to hold at least 2 per cent in the troubled company, which has been plagued by unsuccessful diversifi-

cation, a string of feature-film failures and a scandal in its home-video operation.

Lorimar stock rose 1 1/4 to \$15 1/2 in early trading yesterday, as Wall Street prepared for a split contest for the Culver City company.

Warner Communications, the entertainment and communications group, is already in talks about a "business combination" with Lorimar.

Lorimar, which is known for such successful series as Dallas, has a strong business selling programmes to television stations.

But attempts by Mr Merv Adelson, chairman, to diversify and enter the feature-film business

have been largely a failure.

The company lost \$19.2m on revenues of \$266.1m in its most recent quarter, partly because of problems at its home-video company.

Mr Burt Sugarman, the Hollywood film producer and industrialist who recently launched a \$1.75bn bid for Media General, said he may consider other ways to gain control of the Virginia-based media group, including a proxy fight for seats on the company's board.

The bid is priced at \$61.50 a share, but is given little chance of success because of the company's voting structure.

US retailers stage strong rise

By Our Financial Staff

TWO LEADING US retailing groups, K mart and Dayton Hudson, yesterday reported higher fourth-quarter earnings despite signs of a slowing economy.

K mart, the Michigan-based discount stores group, reported its second largest US retailer, said it posted record sales and earnings for the 1987 fourth quarter and full year, although it failed to meet sales targets.

In the fourth quarter ended January 27, K mart earned \$21.2m, or \$1.58 a share, compared to earnings from continuing operations of \$27.0m, or \$1.34 a year earlier. Sales rose to \$7.75bn from \$7.28bn.

Excluded from 1986 fourth quarter results are a gain on the sale of discontinued operations of \$2.2m, or 15 cents a share, and \$16.4m extraordinary charge due to the redemption of debt.

For the full year, K Mart earned \$69.2m or \$3.47 a share on sales of \$25.6bn.

In the 1986 year it earned \$67.0m or \$3.54 a share from continuing operations on sales of \$23.8bn.

The company said that despite a slowing economy and consumer caution, it expected "another good year in earnings" in 1988.

At Dayton Hudson, the department store group, fourth-quarter net earnings from continuing operations rose 11 per cent to \$133.7m or \$1.54 a share from \$120.8m or \$1.24 a year earlier.

For the year, however, net from continuing operations fell to \$229.4m or \$2.41 a share from \$255m or \$2.62.

Manny Hanny sees \$230m special gain

By Our Financial Staff

MANUFACTURERS Hanover, the US bank holding company, expects an after-tax extraordinary gain of \$230m by the end of 1988 through the sale of a portion of its undervalued assets.

Earlier this week the bank was reported to be considering selling its consumer finance operation, viewed by analysts as worth up to \$500m.

Manufacturers Hanover said the expected \$230m gain is part of a strategy to restore common shareholders' equity to 4 per cent of assets by the end of the year.

This would be achieved through a combination of gains from the sales of undervalued assets, the realisation of tax benefits, and stronger operating earnings.

Last year the bank added \$1.7bn to its loan loss reserve, reflecting the reduced value of Third World loans.

In a letter to shareholders included in the annual report released on Wednesday, the bank said: "Restoring common shareholders' equity to 4 per cent, the ratio prior to the reserving action, is our overriding priority."

Manufacturers Hanover forecast a profitable performance this year in three key segments of global wholesale, middle market, and consumer operations.

Rover makes U-turn with profits of £27.9m

By Kevin Done in London

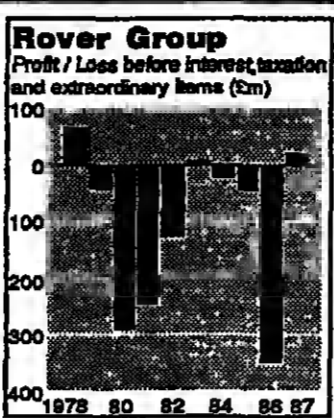
ROVER Group, the state-owned UK vehicle maker facing a possible takeover bid by British Aerospace, achieved a small operating profit last year for only the second time in the last decade.

Its heavy debt burden meant, however, that it still suffered a pre-tax loss despite a turnaround at Austin Rover, its volume car division.

Rover reported a profit (before interest and tax) of £27.9m (£49.3m) against a loss in 1986 of £255.6m, its best financial performance since 1978.

The group has accumulated losses of £2.65bn and has needed £2.98bn of state aid since 1975.

Pre-tax losses were cut to £21.2m from £455.9m in 1986. Net losses fell to £26.9m from £292m in 1986, when the group



suffered extraordinary losses of £420m.

Austin Rover, which increased its volume sales of cars and car derived vans by 12 per cent last year to 471,500 units, managed a tiny operating profit of £5.1m against a £166.6m loss in 1986.

It has made big gains in export markets, but its share of the booming US new car market slumped last year to below 15 per cent for the first time.

Land Rover increased its operating profit to £22.5m from £1.6m.

Lex, Page 20

De Benedetti challenges rivals to April showdown

By Tim Dickson in Brussels

MR CARLO De Benedetti, the Italian industrialist, last night effectively challenged the rival Franco-Belgian shareholder camp in Société Générale de Belgique to an April showdown.

In a move mostly significant in public relations terms Mr De Benedetti said Cerus, his Paris-based holding company, and other shareholders supporting his aims had informed La Générale that they wished to convene an extraordinary general meeting "as soon as possible".

The decision to call an EGM, which would provide the first opportunity to test the claims and made by the two groups about the size of their holdings in SGB, has been widely expected in Brussels. But most hints that it was imminent had been made by the Franco-Belgian consortium.

led by Compagnie Financière de Suez of Paris and the Belgian insurance company Groupe AG, which claims a controlling 51-52 per cent stake.

Mr De Benedetti's apparent pre-emptive strike not only enables him to be seen to be taking the initiative but allows him to set the agenda for an EGM.

In a statement issue in Brussels last night Cerus said this would include discussion of La Générale's recent actions in relation to Belgian commercial law, a motion proposing that the board should not make use of the authorised capital approved by the last EGM in September (the "poison pill" defence), and plans to co-opt Mr De Benedetti, Mr André Leyssen and Mr Pierre Sculier on to the board.

Colt Industries announces surprise leveraged buyout

By Anatole Kaletsky in New York

COLT INDUSTRIES, the highly leveraged industrial conglomerate which amazed Wall Street in 1986 by paying its stockholders a cash dividend of \$5 on shares which had been trading days earlier at only \$97, is undertaking an audacious new leveraged buyout.

Colt, which makes automotive and aerospace components as well as the famous but much less important Colt revolvers, announced yesterday that it would be taken over for \$17 in cash per share, or about \$600m in total, by a new company formed by Morgan Stanley Leveraged Equity Fund II, a limited partnership specialising in leveraged buyouts.

The new company, to be called Colt Holdings, will also include senior managers of Colt as substantial shareholders. The leveraged buyout will add \$460m in debt to Colt's balance sheet, which already carries about \$1.4bn in debt and shows a negative net worth of nearly \$1bn.

However, as part of the deal the buyout partners will also inject \$200m of new equity into Colt. This would provide the company "with the opportunity to establish and implement a more aggressive business programme, including acquisitions," according to Mr David Margolis, Colt's chairman.

In spite of its high leverage, Colt has had no difficulty in meeting the interest liabilities it took on in its 1986 recapitalisation and by the end of last year it had prepaid all of the principal it owed up to September 1991.

The company's shareholders have also been rewarded handsomely since 1986. In addition to their \$85 cash payment in the recapitalisation, they also received one new share in Colt.

First Pacific Holdings up 33%

By Our Financial Staff

FIRST PACIFIC Holdings (FPH), the Hong Kong-listed financial services group, boosted net profits by almost a third last year to US\$16.5m compared with \$12.6m last year.

FPH's First Pacific International (FPI) offshoot, which contains interests in marketing and distribution, trading, property and stockbroking, produced after-tax earnings of \$13.7m compared with \$7.6m.

FPH, which is controlled by the Iken family and Indonesian associates, last week agreed to sell the California-based Hibernia Bank for \$180m.

The deal with Security Pacific of Los Angeles follows a six-month search for a buyer for the 33-branch bank.

Hibernia had returned to the black in its five years under FPH, which a year ago paid \$15m for United Savings Bank of California.

FPH has been seeking to build its operations in Asia-Pacific markets, and last December

joined a venture to take over World Securities, a stockbroker in Thailand.

It said this would be one of a network of broking firms throughout South-East Asia.

Assets at the end of 1987 totalled \$2.6bn against \$2.3bn. The total dividend is 2.6 cents compared with 2.3 cents.

FPI attributed its profits growth mainly to strong performance by its marketing and distribution arm and by First Pacific Davies Properties.

Texaco nears \$3bn finance deal

By Anatole Kaletsky in New York

TEXACO, the large US oil company which is planning to emerge within the next few months from Chapter 11 bankruptcy, said it was close to arranging a \$3bn bank credit to help finance its reorganisation.

The loan will be secured by Texaco assets including the company's shares in three large international subsidiaries - Texaco Canada, Deutsche Texaco and Caltex, which is a joint venture between Texaco and Chevron operating in Asia and Australia.

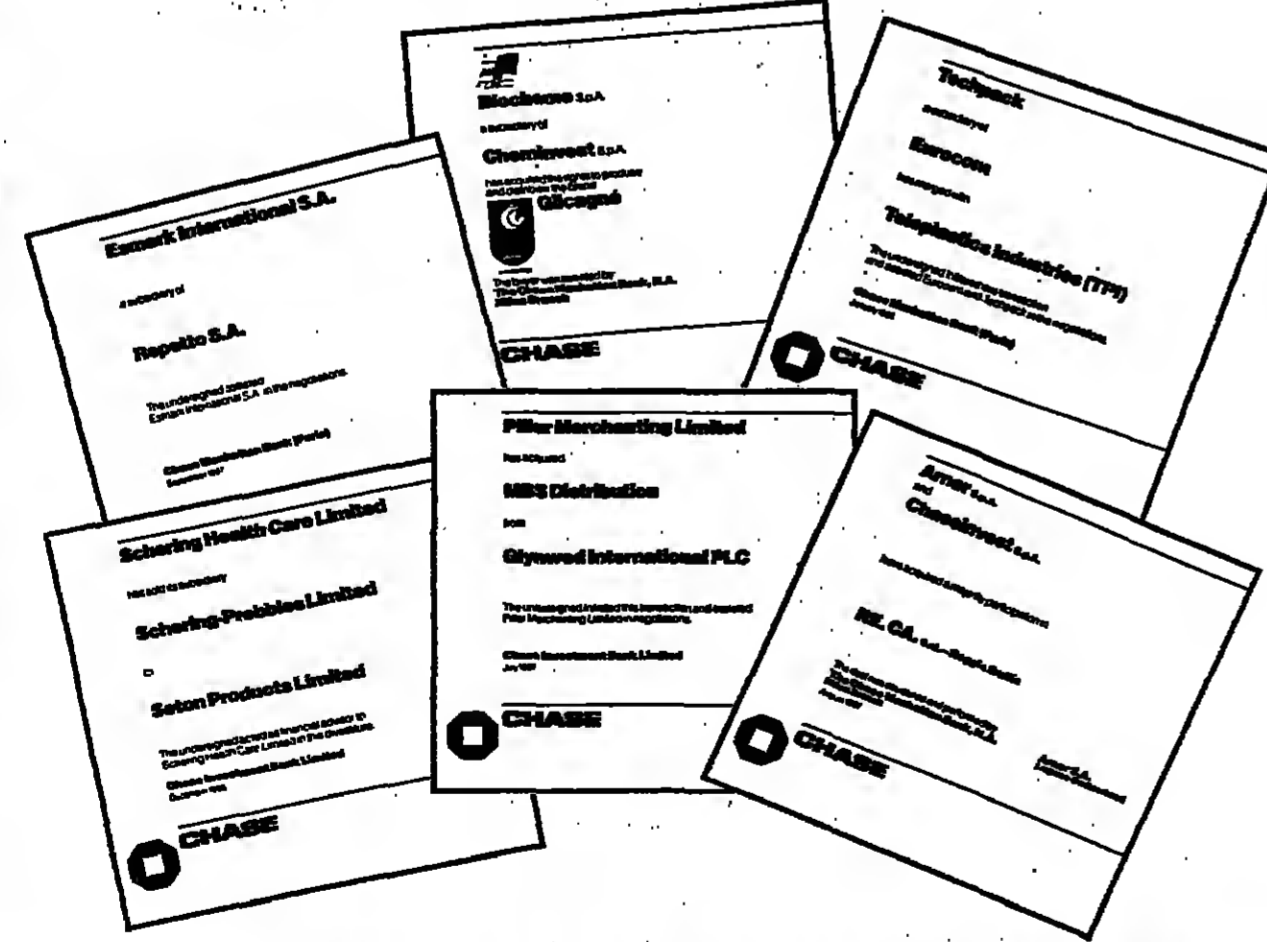
Texaco said in filing with the Federal bankruptcy court in White Plains that the \$3bn would be borrowed through a secured revolving credit facility to be provided by between 20 and 30 US and international banks.

Earlier this week it was reported that Texaco might be having difficulty in arranging bank financing because of the threat of a takeover bid from Mr Carl Icahn, the company's largest shareholder.

Mr Icahn owns 14.8 per cent of Texaco, and banks were said to be fearful that he would seek to increase the company's debt-equity ratio above the current level of around 55 per cent.

The proceeds of the loan will be used to finance the total liabilities of about \$5.6bn which Texaco expects to face in emerging from bankruptcy.

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For further information please contact Christopher J. S. Clegg, Managing Director, Mergers and Acquisitions Department, Chase Investment Bank Limited, Woolgate House, Coleman Street, London EC2P 2ED. Telephone: 01-726 3710.



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Norwegian Oil Consortium A/S & Co.

U.S. \$130,000,000

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 - MORGAN GUARANTY TRUST COMPANY OF NEW YORK
- Funds provided by
- CHRISTIANIA BANK OG KREDITKASSE
 - MORGAN GUARANTY TRUST COMPANY OF NEW YORK
 - BANK OF AMERICA NT & SA
 - THE BANK OF NOVA SCOTIA GROUP
 - DEUTSCHE BANK AKTIENGESELLSCHAFT (LONDON BRANCH)
 - FIRST REPUBLIC BANK DALLAS, N.A. (LONDON BRANCH)
 - THE INDUSTRIAL BANK OF JAPAN, LIMITED
 - SOCIETE GENERALE
 - THE ROYAL BANK OF CANADA
 - UNION BANK OF NORWAY

Agent
 CHRISTIANIA BANK OG KREDITKASSE

INTERNATIONAL COMPANIES AND FINANCE

Company Notices

**ARROW CAPITAL N.V.
NOTICE OF REPURCHASE OF SHARES**

NOTICE IS HEREBY GIVEN of an offer by the Company for the repurchase of outstanding shares at a price equal to the unadjusted net asset value per share as at per March 31, 1988 less a 1 percent discount payable in cash. The repurchase will take place pro rata on the basis of the shares tendered for repurchase up to a total amount of US\$ 4 mil.

The offer has been approved by the Annual General Meeting of the Company held on March 4, 1988 at 3 o'clock in the afternoon (local time) at the offices of the Company, John D. Goringweg & Willemsted, Curaçao, Netherlands Antilles. Shareholders wishing to accept this offer should, if holders of registered shares lodge up the shares registered in their name in the shareholders' register of the Company or, if holders of certificates representing bearer shares, lodge certificates for shares to be repurchased together with all outstanding shares and dividend coupons, either directly with the Company or with any of its sponsoring banks.

NOTICE TO THE HOLDERS OF TOYO SASHI CO., LTD.

Warrants to subscribe for shares of Common Stock of Toyo Sashi Co., Ltd. issued in competition with an issue of US\$100,000,000 1½% Bonds due 1992. Pursuant to the Paying and Warrant Agency Agreement dated 30th June 1987, notice is hereby given as follows:

- On 24th February 1988, the Board of Directors of the Company resolved to make free distribution of shares of its Common Stock to shareholders of record as at 31st March 1988 (Japan time) at the rate of 1 share for 10 shares held.
- Accordingly the adjusted Subscription Price per share of the above-mentioned Warrants will be Yen 6,500.00 per share of Common Stock, with effect from 1st April 1988 (Japan time).

TOYO SASHI CO., LTD.
By: The Taiyoo Koba Bank Limited
Principal Paying Agent
Dated: 11th March 1988

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Write-offs push Statoil into the red

BY KAREN FOSLU IN OSLO
STATOIL, Norway's troubled state oil company, has plunged heavily into loss for 1987 as a result of write-offs relating to its Mongstad refinery project. Capacity at Mongstad is being increased from 2.5 tonnes to 6.5 tonnes a year and the company has hit a massive cost over-run on the expansion. It has written off Nkr3.3bn of over-run costs against the 1987 accounts. As a result, Statoil has incurred a net loss of Nkr1,962m (890mln), compared with net profits in 1986 of Nkr1,156m.



Harald Norvik, Statoil's chairman, said that it expects to announce appointments to the new divisions within the next few weeks. The Mongstad affair forced the resignation of Statoil's board. The new chairman, Mr Harald Norvik, said the board expects a "considerable" reduction in its earnings in 1988, before extraordinary items, "owing to trends in oil prices and exchange rates in addition to capital costs of the new refinery at Mongstad."

Revenue from refining and marketing activities rose to Nkr49bn from Nkr39,75bn. Crude oil supplies rose 18 per cent to 27m cu m, while the Mongstad refinery processed 3.5m cu m of oil, up from 3m a year earlier.

Sharp rise in Gevaert earnings

BY OUR BRUSSELS STAFF
GEVAERT, THE Belgian holding company whose chairman, Mr André Leyson, has played a prominent role in the battle for Société Générale de Belgique, yesterday announced net profits for 1987 of Bfr1.6bn (\$45.9m) against Bfr1.15bn in the previous 12-month period.

Shipbuilding loss hits Wartsila

BY OLLI VIRTANEN IN HELSINKI
WARTSILA, THE Finnish shipbuilding group, reports a sharp decline in profit and turnover for 1987 but plans to maintain its dividend.

GB-Inno builds takeover defence

BY TIM DICKSON IN BRUSSELS
GB-INNO-BM, the Belgian supermarket group whose share price has gyrated wildly in the last few days on rumours of a hostile bid, appears to be shoring up its defences in the event of a takeover battle.

Sandvik to increase its dividend

BY SARA WEBB IN STOCKHOLM
SANDVIK, THE Swedish cemented carbide and special steels group, is to increase its dividend following a 10 per cent increase in profits (after financial items) to SKr1.89bn (\$320.4m) for 1987, helped by stronger demand for its products in the second half of the year.

East Asiatic registers steady growth

BY OUR COPENHAGEN CORRESPONDENT
EAST ASIATIC, THE Danish trading company with subsidiaries listed in Hong Kong, Thailand and Malaysia, lifted group net profits from Dkr316m to Dkr339m.

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Notice to Warrant holders of Eisai Co., Ltd.

Eisai Co., Ltd.
U.S. \$100,000,000 3 1/8 per cent
Guaranteed Bonds due 1992 with Warrants to subscribe for shares of common stock of Eisai Co., Ltd.

Pursuant to the Terms and Conditions of the above-mentioned Warrants, notice is hereby given as follows: At the meeting of the Board of Directors of the Company held on 10th March, 1988, resolution was adopted on the issue of new shares by free distribution as set out below:

- The free distribution will be made to the shareholders of record as of 31st March, 1988, Tokyo Time (the record date) at the rate of 0.2 new shares for each one share; provided that any fractional new shares resulting from the allotment will be sold by the Company and the proceeds thereof will be distributed to the shareholders according to their fractional shares.
- The free distribution will become effective on 20th, May, 1988.

Pursuant to the Clause 3 of the INSTRUMENT, subscription price of the Warrants will be adjusted, effective as from 1st April, 1988, Tokyo Time, as follows:
Subscription Price before adjustment: ¥2,087.00
Subscription Price after adjustment: ¥1,738.40

Eisai Co., Ltd.
11th March, 1988 6-10, 4-chome, Koishikawa, Bunkyo-ku, Tokyo, Japan



1987 Highlights

- Further increase in earnings
- Dividend increased to 250 cents per ordinary share
- Contributions by Malbak, Sappi and Genbel up again
- New mining projects underway

Audited results

	31 December 1987	1986
	Rand million	
Earnings		
Investment income	136.8	156.7
- Gold and uranium	39.6	33.4
- Platinum	2.3	28.2
- Coal	135.2	181.0
Mining total	313.9	379.3
- Genbel	80.6	49.6
- Sappi	111.0	56.9
- Malbak and associates	92.6	34.4
- Other investments	15.7	13.1
Total investment income	613.8	533.3
Township income	21.0	10.5
Corporate income	91.5	96.1
Total income	726.3	639.9
Exploration	(72.7)	(48.2)
Attributable income	653.6	591.7
Per capital unit - cents	688	616
Net asset value (Investments at market value)		
Rand million	7,763.9	8,419.8
Per capital unit - cents	7,929	8,618

Dividends and interest

The following final dividends and interest payment were declared on 10 March:

Dividends	
Ordinary shares	160 cents per share
8.5% variable convertible preference shares	135.25 cents per share
Interest	
12.5% convertible debentures	168.75 cents per debenture

Last date of registration: 25 March 1988
Currency conversion: 28 March 1988
Payable on: 14 April 1988
Registers will be closed from: 26 March 1988 to 8 April 1988

Annual report and chairman's review will be published on 31 March 1988.
6 Holland Street Johannesburg 10 March 1988

**NOTICE
THE SUMITOMO BANK, LIMITED**

U.S. \$120,000,000
2 3/4 per cent. Convertible Bonds 2000
Notice is hereby given with respect to the issuance of new shares for free distribution authorised at the meeting of the Board of Directors held on 25th February, 1988, the shareholders appearing on the register of shareholders of the Bank as of 31st March (Thursday), 1988 (Japan time) (the record date) will be allocated 0.05 new shares for each share held by them, and as a result of such authorisation of free distribution of shares the following adjustment of the conversion price shall be made pursuant to Clause 7(H) of the Trust Deed constituting the captioned Bonds dated 29th July, 1985:

- Current conversion price before adjustment: Yen 2,079.2
- Conversion price after adjustment: Yen 1,980.2
- Effective date of the adjustment (Japan time): 1st April, 1988

11th March, 1988. By: The Sumitomo Bank, Limited Principal Paying & Conversion Agent.

**U.S. \$250,000,000
CARTERET SAVINGS BANK**

Collateralized Floating Rate Notes Due 1996 of which U.S. \$125,000,000 is being issued as the Initial Tranche

Interest Rate: 7 1/16% p.a.
Interest Period: 11th March 1988 to 12th September 1988
Interest Amount per U.S. \$100,000 Note due 12th September 1988: U.S. \$3,629.34
Credit Suisse First Boston Limited Agent Bank

GENOSSENSCHAFTLICHE ZENTRALBANK AKTIENGESELLSCHAFT

U.S. \$50,000,000 Floating Rate Subordinated Notes Due 1992
For the three months 11th March, 1988 to 13th June, 1988 the Notes will carry an interest rate of 7 1/8 per cent. per annum.
Interest payable on the relevant interest payment date, 13th June, 1988 against Coupon No. 27 will be U.S. \$92.20
Listed on the Luxembourg Stock Exchange.
By: Morgan Guaranty Trust Company of New York, London Agent Bank

**Notice of Redemption
European Economic Community**

US\$55,750,000 7.58 per cent. Notes due 1988-1993
NOTICE IS HEREBY GIVEN that, pursuant to the terms and conditions of the Notes, the following Notes numbered 01 to 37 are due for redemption on April 15, 1988.
Payment will be made upon surrender of Notes together with all coupons maturing after the date fixed for redemption, at the offices of the Paying Agents as shown on the Notes. Coupons maturing on April 15, 1988 should be detached and presented for payment to the usual bankers. On and after April 15, 1988 interest on the Notes will cease to accrue and unmaturing coupons will become void.
Outstanding after April 15, 1988 US\$46,500,000.
March 17, 1988
By: Citibank, N.A. (CSI Dept.) London, Fiscal Agent
CITIBANK

Vertical text on the right margin: "American Loan A... FIGH..."

INTL. COMPANIES AND FINANCE

Fletcher and BIL in NZ\$661m deal

BY DAI HAYWARD IN WELLINGTON

FLETCHER CHALLENGE has further consolidated its position as New Zealand's largest company with a NZ\$661m (US\$443.4m) purchase of assets from Sir Ron Brierley's Brierley Investments (BIL).

The third purchase in the package is Consolidated Metal Industries, an engineering group which is changing hands for NZ\$40m. By adding Winstone to its already extensive building production and supply operations, Fletcher will have a highly dominant position in the industry.

Mr Paul Collins, BIL chief executive, said Winstone was a sound company but BIL had either to strengthen its position in the building supply industry or sell out. It had chosen the latter.

The two chains of retail outlets which are now in competition. The sale by BIL of its Petrocorp stake created some surprise. There had been suggestions that Fletcher would come to some arrangement to take advantage of BIL's greater experience in the energy business to help develop Petrocorp.

Industrial side boosts Gencor

BY JIM JONES IN JOHANNESBURG

AN INCREASE in industrial earnings more than offset lower mining revenues last year for Gencor, South Africa's second largest mining house.

The coal operations have been affected by weak export prices and increased rail tariffs which pushed some of Trans-Natal's export sales contracts into the red in the fourth quarter.

Impala, the platinum producer, raised its contribution to profits to R39.8m from R33.4m as renegotiation of old rand-denominated sales contracts brought higher revenues.

Further heavy trading in AFP shares

By Bruce Jacques in Sydney

HEAVY turnover continued yesterday in shares of AFP Investments, in deals which could ultimately determine the ownership of Elders IXL.

AFP controls 19 per cent of Elders. Although 58 per cent of its own capital is locked up with directors of Elders, AFP and its associate Linter, the company appears vulnerable having been destabilised by the October share crash.

South African insurer ahead

GUARDIAN NATIONAL, the South African short-term insurer which is a subsidiary of the UK's Guardian Royal Exchange, returned to an underwriting profit in 1987 due to an increase in premium rates and a reduction in crime-related claims, writes Jim Jones in Johannesburg.

Seven-fold increase in earnings for Westmex

BY OUR SYDNEY STAFF

WESTMEX, the entrepreneurial investment house chaired by Mr Russell Goward, a former Industrial Equity chief executive, has sailed through the stock market crash with a seven-fold increase in December-half profits.

Charterhall produced net earnings of 22.98m (US\$7.35m), up from 2465,000 and CAL AS\$5.5m against AS1.5m. Mr Goward pointed out yesterday that Westmex had been buying shares since the crash and had spent about AS35m, equal to more than half its shareholders' funds.

Strong Growth in Earnings from PLM. PLM, one of the foremost packaging companies in Europe, reports: Consolidated earnings for 1987, before extraordinary items, up 52%. All four packaging divisions report improved earnings: PLM Pac - up 40%, PLM Metal - up 43%, PLM Glass - up 47%, PLM Plastics - up 35%. Earnings per share up 65%. The improvement in earnings is a direct result of improved efficiency in all divisions. Costs have been contained, both in respect of the workforce and in the production process, and are now attained to the market place. PLM is well-equipped to continue its development as one of Europe's leading packaging companies.

FIGHTER II LIMITED (Incorporated with limited liability in the Cayman Islands) U.S.\$70,000,000 Secured Floating Rate Notes due 1991 Issue Price 100.10 per cent. New Japan Securities Europe Limited, IBJ International Limited, Bank of Yokohama (Europe) S.A., Kansallis Banking Group, Kredietbank S.A. Luxembourgeoise, Mitsui Finance International Limited, Prudential-Bache Capital Funding, Sanwa International Limited, Shizuoka Finance (H.K.) Limited, Sumitomo Finance International, Sumitomo Trust International Limited.

First-half advance by Arnotts. By Our Sydney Staff. ARNOTTS, Australia's biggest manufacturer of biscuits - and a company perennially touted as a takeover target - has lifted after-tax profits by 13 per cent to A\$22.3m (US\$16.3m) for the December half on turnover up from A\$36m to A\$39.5m.

Valeo ECU 200,000,000 5 Year Multi-Option Financing Facility. Credit Lyonnais, Morgan Guaranty Trust Company of New York, Société Générale.

NORDISKA INVESTERINGSBANKEN (Nordic Investment Bank) NB US \$20,000,000 14% per cent. Bonds due 1990. NOTICE IS HEREBY GIVEN THAT, pursuant to Condition 5(e) of the Bonds, Citibank, N.A. as Fiscal Agent, has selected by lot for redemption on April 15, 1988 US\$1,000,000 principal amount of said Bonds at the redemption price of 100% of the principal amount thereof, together with accrued interest to the date fixed for redemption.

American Savings and Loan Association U.S. \$200,000,000 Collateralized Floating Rate Notes Due 1996. Notice is hereby given that the Rate of Interest has been fixed at 7.15% p.a. and that the interest payable on the relevant Interest Payment Date, September 12, 1988 against Coupon No. 4 in respect of U.S.\$100,000 nominal of the Notes will be U.S.\$3,674.31 and in respect of U.S.\$250,000 nominal of the Notes will be U.S.\$9,185.76.

IRELAND U.S. \$100,000,000 Floating Rate Notes due 1989. Notice is hereby given to the holders of the above Notes that with effect from 12th February, 1988 Bankers Trust Company, P.O. Box 318, Church Street Station, New York, NY 10016, U.S.A. has been appointed to act as Paying Agent in New York in place of European American Bank Trust Company, 10 Hanover Square, New York, NY 10005, U.S.A.

BANQUE PARIBAS U.S. \$200,000,000 Undated Floating Rate Securities. In accordance with the provisions of the Securities, notice is hereby given that for the three months interest period from 11th March, 1988 to 13th June, 1988 the undated Securities will carry an Interest Rate of 7 1/4% per annum.

BANQUE PARIBAS U.S. \$400,000,000 Undated Subordinated Floating Rate Securities. In accordance with the provisions of the Securities, notice is hereby given that for the interest period 11th March, 1988 to 13th June, 1988 the Securities will carry an Interest Rate of 7% per annum.

INTERNATIONAL CAPITAL MARKETS AND COMPANIES

Stephen Fidler examines the pitfalls of settlement systems

The search for a global clearer

IN THE scramble for a state in the world's rapidly growing securities markets, the bread-and-butter business of clearing and settlement - making sure cash and securities are delivered to the right person after a deal has been struck - was all but overlooked.

"Clearance and settlement problems have moved out of the back office into the boardroom." In the short run, the post-crash slowdown in trading volumes has had some beneficial spin-offs. For example, it has cured the settlement backlog which built up in London after Big Bang.



John Reed, the chairman of CitiCorp

York and Mr John Reed, CitiCorp's chairman, concluded that the ideal solution to all this - a world clearing or depository agency - was pie in the sky for now.

role of paper in the securities markets will eventually have to be phased out. Improving links between national or regional clearing and settlement systems highlights the importance of making sure each individual system does not fail.

Futures industry fights off regulation

BY DEBORAH HARGREAVES IN BOCA RATON

MR EDWARD Fleischmann, a member of the US Securities and Exchange Commission, spoke out strongly yesterday against the political battle the SEC is fighting against the Commodity Futures Trading Commission for jurisdiction over stock index futures contracts, calling it a battle that cannot be won.

markets in the wake of October's stock market crash. Although most regulators have so far suggested throwing "sand in the gears" to improve the futures markets, Mr Fleischmann said their foremost concern should be how to increase the efficiency of the markets with as little additional regulation as possible.

the futures and the underlying cash markets is more likely to increase volatility than calm it. "The crisis was indeed exacerbated by the disconnection of the markets on October 19," said Mr Robert Glauber, a member of the presidential commission set up under Mr Nicholas Brady to look into the crash, adding that arbitrage provided a useful function in keeping the markets together.

ket co-ordination, industry officials said they were working towards some sort of unified clearing system. "We are trying to eliminate one area of gridlock," stressed Mr Karsten Mahmann, chairman of the Chicago Board of Trade, by co-ordinating pay and collecting information.

BB Banco de Bilbao Consolidated Finance Group Financial Highlights for 1987 (US \$ millions) Table with columns for 1987, 1986, and Increase %.

BB Banco de Bilbao Consolidated Finance Group Financial Highlights for 1987 (US \$ millions) Table with columns for 1987, 1986, and Increase %.

Pirelli raises \$2.3bn to back bid

By Alexander Nicoll, Euromarkets Editor PIRELLI, THE Italian tyre group, is seeking a \$2.3bn financing to back its \$1.98bn hostile takeover bid for Firestone.

Building society deals shock sterling sector

BY CLARE PEARSON THE APPEARANCE of two bonds for UK building societies in the space of a few minutes yesterday sent ripples of shock through the Eurosterling market.

INTERNATIONAL BONDS

AN initial 65 basis point spread over the gilt. Elsewhere, Merrill Lynch Capital Markets launched the first straight fixed-rate Eurodollar bond of the week: a \$75m two-year 8 per cent bond for Bergen Bank of Norway, priced at 100%.

Deutsche also launched a CSOM deal for First Austrian Bank which, it said, should be unaffected by the recent heavy supply of Canadian dollar paper since it was aimed at specific demand in southern West Germany, Austria and Switzerland.

Telerate in joint venture with Intex

BY OUR EUROMARKETS EDITOR TELERATE, TERX US financial information concern, has teamed up with Intex, the Bermuda-based futures trading system, to market computer software designed to permit 24-hour arbitrage trading.

Australian bank poaches trading teams

NATIONAL AUSTRALIA Bank has poached three trading teams, totalling 15 people, from Macquarie, Blyden Capel, Curre, a futures and options trading team.

Mr Russell Middleton, managing director of Macquarie, Blyden Capel, Curre, said the departures did not dent the company's commitment to the market's recovery, and it would build a larger team to replace them.

The company would be left with 130 London staff specialising in Australian and UK institutional equity, fixed income and futures trading.

FT INTERNATIONAL BOND SERVICE

Table listing various international bonds with columns for Bond Name, Issued, Bid, Offer, and Yield. Includes sections for US DOLLAR, YEN STRAIGHTS, OTHER STRAIGHTS, and CONVERTIBLE.

Saudi money changer gains bank status

By Fima Barro in Riyadh SAUDI ARABIA'S biggest money changer will be a bank tomorrow because the kingdom's third largest bank, gaining a long-sought status and intensifying competition in the Saudi banking sector.

The group is estimated to hold at least SR45m (\$1.1bn) of customer deposits in non-interest-earning accounts. Its network of branches totals more than 800, which exceeds the 175 or so branches of National Commercial Bank, which has the highest asset base of all Saudi banks.

UK COMPANY NEWS

MAJOR BUSINESSES REPORT RECORD RESULTS TO COMPLEMENT SUCCESS OF RETAIL BETTING OPERATIONS

Hilton acquisition helps Ladbroke to £160m

BY CLAY HARRIS

Ladbroke Group, the hotels, betting, retail and property undertaking, yesterday reported a 58.1 per cent increase in pre-tax profits to £160.2m in 1987.

The pre-tax advance from £101.2m was achieved on turnover 21 per cent higher at £2.14bn (£1.77bn). Earnings per share rose by 26.5 per cent to 29.35p (23.21p adjusted for two rights issues in 1987).

Mr Cyril Stein, chairman, said the acquisition of Hilton International, the hotel operator bought last year for \$1.07bn (£645m at then prevailing rates), was turning out much better than expected.

It had contributed operating profits of £13.8m in the first 11 weeks in part of the group, a record performance for Hilton. Excluding the effect of any expansion, Ladbroke now expected Hilton to be contributing \$300m annually within five years. This compared with Hilton's \$65.5m profits in 1986, and Lad-

LADBROKE GROUP profit by activity (£m)

	1986	1987
Hotels	21.8	47.2
Property	21.4	22.3
Racing	48.5	62.1
Retail	13.8	23.0
Media	0.8	0.9
Discontinued businesses	12.9	10.9
Interest/asset leasing	(18.7)	(2.1)
Pre-tax profit	101.3	160.2

broke's original estimate of a \$200m annual contribution within three years.

Although the Hilton acquisition had made Ladbroke's biggest division, Mr Stein emphasised that the group's major businesses had all reported record results.

Hilton aside, Ladbroke's other hotels increased profits through higher occupancy and tariff levels. Mr Stein said further substantial profit growth was planned through annual increases in operating margins. Advance UK and overseas bookings indicated another excellent year in 1988, he said.

Racing as Ladbroke styles its retail betting operations, remained the single largest profit contributor in 1987. It added to its market leadership in the UK and Ireland, with 1,706 shops, and also increased its share in Belgium and the Netherlands.

Live racing telecasts through Satellite Information Services, in which Ladbroke has a minority stake, would be available in all of Ladbroke's shops by the end of 1988. The innovation was expanding the market, and significant gains in turnover were expected this year.

Texas Homecare, the DIY chain, achieved record sales and improved margins in its first full year as part of the group, against 87 weeks in 1986. Texas added 1m sq ft of selling space and expect-



Cyril Stein: Hilton acquisition was much better than expected

Phicom up to £1.8m and seeks further purchases

By Dominique Jackson

Phicom, life sciences group, more than quadrupled pre-tax profits to £1.8m (£403,000) on turnover of £18.57m (£23.04m) in the year to end-December 1987.

The directors recommended a final dividend of 0.5p, making a total of 0.8p for the year (0.5p).

The directors said they proposed changing the name of the company to Life Sciences International and that they would put a resolution concerning the change of name to shareholders at the annual meeting in May.

Mr Christopher Bland, chairman, said 1987 had been a momentous year for the group with a major change in shareholding following the purchase and placing of Magnum Corporation's controlling stake.

Forma Scientific Inc was acquired from Mallinckrodt in November and the issued share capital was increased by 88 per cent. Market capitalisation is now around £60m, against £21m at the time of the placing in June.

The results included a six week contribution from Forma, which totalled around £0.5m, Mr Bland added.

Mr Bland said the proposed name change reflected the group's current strategic policy to develop as a life sciences group - activities which ranged from wheelchairs to life support systems.

However, he said the company would continue to concentrate on the production and distribution of specialised scientific and medical instruments and would be looking to make another acquisition in the sector.

Phicom had net cash totalled £3.2m at the year-end, he stated.

Coats Viyella lifts profits 17% despite a difficult year

BY ALICE RAWSTHORN

Coats Viyella, the biggest textile group in Europe, yesterday announced a 17 per cent increase in pre-tax profits for 1987 to £213m on turnover which rose by 2.5 per cent to £1.8bn. It also signalled its intention to embark upon acquisitions.

Mr David Alliance, chief executive, described 1987 as a "difficult but constructive year" for the group. Difficult trading conditions had been encountered in handknitting and acrylic spinning activities. Moreover large parts of the group were in the throes of restructuring and the decline of the US dollar had taken its toll on turnover.

Nevertheless Mr Alliance said the group had benefited from productivity improvements and from past restructuring programmes. "We ended the year in stronger shape than when we began it," he added.

The task of integrating Coats Patons with Vantona Viyella - following their merger two years ago - had largely been completed and the group was now ready to expand by acquisition within textiles in Europe and the US.

Operating profits rose to £213.5m (£187.8m) and the group received a contribution of £8.6m (£7.1m) from related companies. Coats paid £7.3m (£13.2m) in interest and £48.2m (£48.8m) in taxation. Earnings per share rose to 29p (23.6p). The board proposes a final dividend of 6p making 8.7p (7.25p) for the full year.

The group's handknitting companies suffered from a worldwide slump in demand for knitting yarn last year and their contribution to profits fell by £10m. The

Joint venture fees help boost MTM 22%

BY ANDREW HILL

MTM, the specialty chemicals manufacturer which last year announced a joint venture with French company CDF Chimie, increased profits by 22 per cent to £5.1m before tax for the year to December 31, against £4.2m in 1986.

Fees for management activities and services involved in the December merger of MTM subsidiary Marchem with CDF's Loison were included above the line and MTM also benefited from the release of certain deferred tax provisions which reduced the tax charge from 19 per cent to 15 per cent.

As a result earnings per share were ahead of expectations at 11.7p (10.6p). The board is recom-

mending a final dividend of 2p, making 3p (2.7p) for the year.

During 1987 the company made sales of £38.8m (£34m), 70 per cent in the fine chemicals division, 20 per cent from the provision of specialist services to the industry and the balance from effect chemicals.

A short-lived move into the contracting side of effect chemicals during the first half of the year meant the division failed to contribute profits to the full-year results. Trading profits were about evenly split between services and fine chemicals.

The group hopes to announce the acquisition of a US fine chemicals manufacturer in the near future and is seeking suitable opportunities for acquisition and joint ventures in the UK and overseas.

Last year MTM invested about £5m in improving the company's infrastructure, particularly at its Sandbach and Kirby sites, to increase capacity, efficiency and long-term potential.

comment

The short-term benefits of MTM's joint venture with CDF have caused a few raised eyebrows - about £2m was added to turnover by the fee payable to MTM for services rendered, and this was included as part of the service division's sales. More important, however, will be the long-term contribution: MTM can now supply a wider European customer base from the continent itself which can only be good news, but still has to decide what to do with its 86 per cent stake in ASAP, a small sales, technology and manufacturing facility bought from CDF. Recent reorganisation makes it difficult to assess the group, which is competing against the chemicals giants, but it has no wish to become a conglomerate and should consolidate this year with pre-tax profits of about £5.5m. A slightly higher tax charge puts the shares, which closed down 3p at 123p, on a prospective multiple of about 8, which is fairly cheap.

UK Paper offer subscribed over 11 times

By Maggie Urry

The offer for sale of 29.5m shares in UK Paper closed yesterday more than 11 times subscribed. Schroders, merchant bank to the issue, will announce the basis of allocation today.

The company makes high quality printing papers and largely consists of the paper interests of Bowater Industries, which were bought out by the management in September 1986.

Dealings in the shares, offered at 135p, are due to start on March 17 and a premium to the issue price is expected, barring a fall in the stock market over the Budget period.

Law Debenture

The Law Debenture Corporation, investment trust, announced net asset value of 266p at end-December 1987 compared with 306.4p a year earlier.

A final dividend of 5.25p (4.75p) is proposed, making a total for the year of 8.5p (7.5p). Earnings worked through at 10.71p (10.04p) per share.

Gross revenue for the year was £5.88m (£4.95m) and the pre-tax figure came out at £3.6m (£3.25m).

Consortium gains 48% of OIS

BY STEVEN BUTLER

The consortium led by Mr Paul Bristol yesterday said it had acquired control of more than 46.16 per cent of Oilfield Inspection Services, testing and inspection company, as the first closing date of its £4.5m bid for the company.

The consortium is aiming to acquire at least 51 per cent of the company.

The stake consists of 23.3 per cent previously acquired by Mr Bristol, 17.7 per cent committed by two dissident OIS directors, 4.2 per cent purchased in the market since the offer was launched, and 2.9 per cent of other acceptances.

The offer, which remains conditional as to acceptances, was extended to March 16. The bidders had already declared the offer final in the absence of a rival bid or an agreement with the board.

OIS has urged shareholders to reject the bid.

Hospital to fight Community bid

West Yorkshire Independent Hospital is in talks with a white knight after Community Hospital, a major shareholder, launched a contested bid.

The company, which is quoted on the USM, has written to shareholders advising them to take no action on Community's £6.6m cash offer.

Mr Roy Bagley, finance director, said Community's bid was unwelcome. "It undervalues the company," he said.

West Yorkshire said it was surprised that Community, which already owns 46.9 per cent of its shares, had made its offer without a prior formal approach.

Community said it found it difficult to believe anyone could be more sympathetic to West Yorkshire than it. The two companies had been discussing their future relationship for some months.

BOARD MEETINGS

Company	Date
Natwest (Lanes)	Mar 21
Minerals Oil and Resources Fund	Mar 24
Scottish Metropolitan Property	Mar 25
Walker (Thomas)	Mar 25
Wardle Stores	Apr 11
Barker and Dobson	Mar 22
Bayer (Chemicals)	Mar 17
Brent Walker	Mar 20
Cable Petroleum	Mar 22
Jerome (C)	Mar 29
Lowes Howard Spink & Bell	Mar 15
Morris (Stores)	Mar 15
Peninsular Holdings	Mar 17
Sage	Mar 17
Shanlight Electronics	Mar 17
Shawcross Holdings	Mar 23
Slyss Petroleum	Mar 15
Black and Decker, Harrison Malayali Plantation, Renaissance Technology Services, Time City Holdings, Westarion (Kosovo), British Alliance Trust, The Times Concessions (Times, New Darden Oil, Rockwood, Intertec)	
Future Dates	
Chase Brothers	Mar 16
Germany Securities Inv	Mar 17

Multiple interests. Singularly pleasing results.

	Growth Record		
	1987	1986	1985
Group turnover	2,135.4	1,765.6	1,342.6
Profit before taxation	160.2	101.3	75.1
Profit attributable to shareholders	140.3*	84.4*	43.2
Shareholders' funds	1,238.5	698.8	545.6
Dividends per share	13.89p	11.59p	10.43p
Earnings per share after taxation	29.35p	23.21p	19.67p

Ladbroke Group PLC

*Profit attributable to shareholders includes an extraordinary profit of £30.7m in 1987 and £22.8m in 1986.

John Lewis Partnership plc
department stores
and Waitrose supermarkets

Preliminary results for the year to 30 January 1988

Profits rise 15% to £121m
£46m bonus for Partners

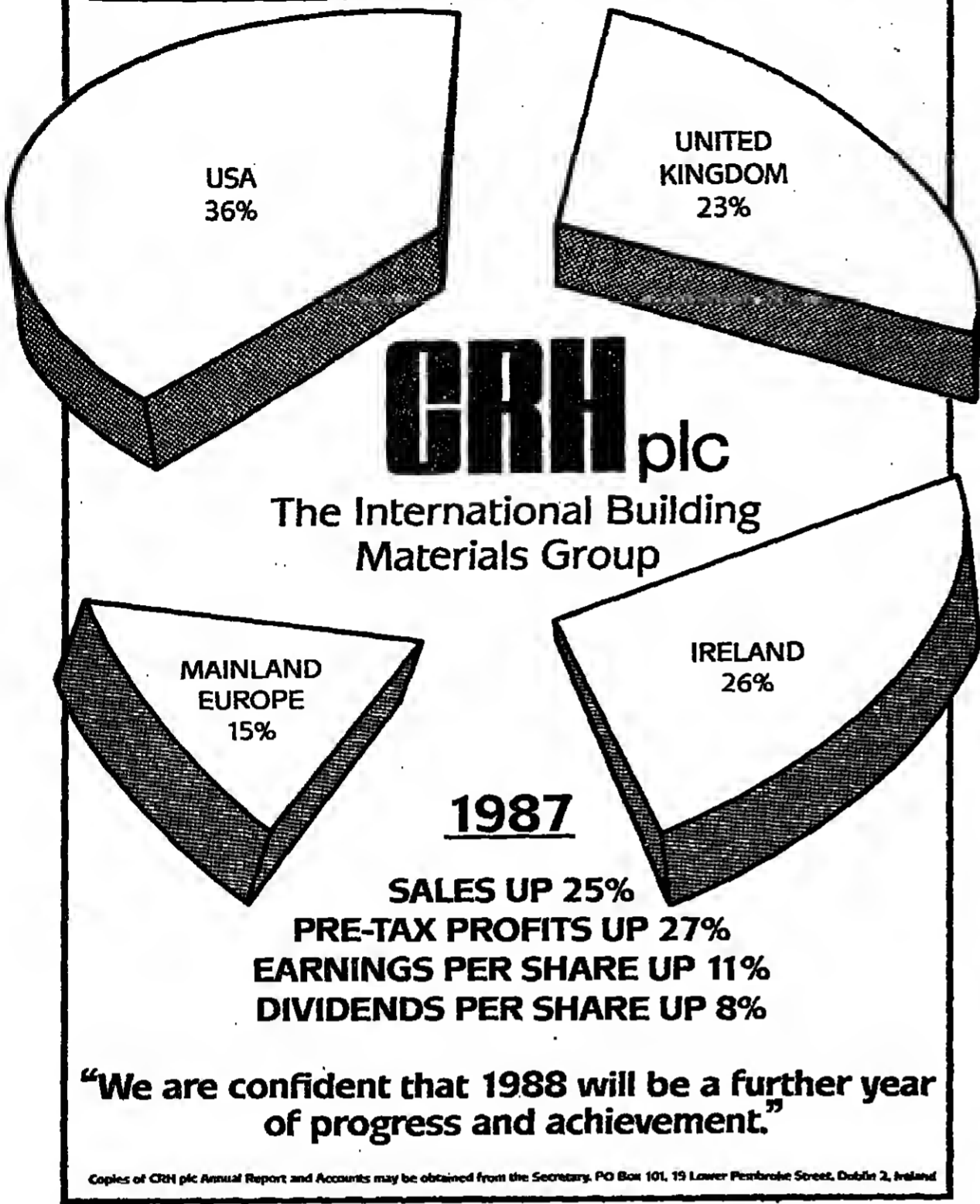
	1987/88 52 weeks £m	1986/87 53 weeks £m	% change
Sales	1,724.8	1,568.4	+10
Trading Profit	140.9	122.4	+15
Interest	5.0	3.7	+35
Pension Fund Contributions	14.6	13.2	+11
Profit before tax	121.3	105.5	+15
Taxation	27.5	23.9	+15
Preference Dividends	0.2	0.2	-
Surplus available for profit sharing and retentions	93.6	81.4	+15
Partnership Bonus	46.2	42.2	+9
Retentions	47.4	39.2	+21

Profit Sharing All the equity capital of John Lewis Partnership plc is held in trust for the benefit of the workers in the business. The profits remaining after taxation, preference dividends, pensions and allocations to reserves are distributed yearly among the workers as Partnership Bonus in proportion to their pay. This year the rate of distribution will be 24% of pay (1986/7 24%).

For further details please telephone 01-637 3434 ext 6221 or write to Chief Information Officer, 4 Old Cavendish Street, London W1A 1EX.

UK COMPANY NEWS

INTERNATIONAL EXPANSION CONTINUES TO PAY DIVIDENDS



'New' TI shows 44% lift as profits top £62m mark

BY CLAY HARRIS

TI Group, engineering company, yesterday reported a 44 per cent advance to £62.5m in pre-tax profits for 1987, a year in which it sold several traditional businesses to concentrate on international leadership in three specialised sectors.

Although turnover fell by 18 per cent to £856m (£1.04bn), reflecting the disposal of domestic appliance, bicycle and machine tool operations, TI said both sales and profits of activities operating throughout 1986 and 1987 increased by an average of 12 per cent.

Reporting on his first full year as chief executive, Mr Christopher Lewinton said: "We have successfully created and executed the strategy which has resulted in a new TI." The shares rose 1p to close at 339p.

Earnings per share rose 26 per cent to 29.6p (23.4p), the growth lagging behind the pre-tax advance because of a higher tax charge. A recommended final dividend of 6.5p (5p) lifts the total by 26 per cent to 10p (8p).

Profits from specialised tubes more than doubled, thanks to a full-year contribution from the former Armaco-Europe business and despite reductions at the Cold Drawn Tubes joint venture with British Steel and at Ackles & Pollock because of lower demand for nuclear power components.

TI GROUP profits by division (£m)	
	1986 1987
Specialised engineering	18.4 28.1
Automotive	14.9 15.1
Specialised tube	8.7 18.6
Domestic appliances	20.1 5.3
Cycles	(2.4) -
Total pre-interest profit	58.4 85.8
Interest	(15.0) (3.5)
Pre-tax profit	43.4 82.3

The division will get another boost through this week's revival of the plan to buy Bundy, North American leader in small-diameter tubing.

Specialised engineering received an unspecified last-quarter contribution from John Crane, the US mechanical seals maker bought as part of Houdaille Industries. The non-Crane businesses of Houdaille were held at arm's length before the crash-delayed disposal in January.

Interest costs fell to £3.5m (£11.5m). Disposals produced an extraordinary credit of £30.2m (£68.4m charge), with the £130m gain on the appliances businesses being reduced by a loss on the machine tools sale.

By including the January non-Crane disposals in 1987, TI achieved positive cash flow of £31.4m (£3m outflow). Operations generated £12m (£7.5m) in cash.

● comment

TI has every reason to be pleased. Without stumbling, it saw Raleigh finally on its bike, followed by Creta, Parkray, New World, Gloworm, Russell Hobbs and Tower (more household names than most companies see in a lifetime), and successfully salvaged two separate US deals, totalling £200m, from the debris of the crash. All the while, the

Pineapple plans name change as profits jump

By Fiona Thompson

Pineapple Group will announce its new name in the next couple of weeks, and it will not be fruit, Mr Peter Bain, chairman of the USM marketing company, said yesterday.

Pineapple formally hung up its dancing shoes, and all links with founder Ms Debbie Moore, at an EGM in January. Half-year profits announced yesterday include an extraordinary charge of £481,000, associated with the disposal of all the dance studio activities.

Pre-tax profits for the six months to January 31 more than quadrupled to £1.47m, from a restated £388,000, on sales ahead to £5.06m (£3.7m).

Pineapple aims to supply support services for commerce and industry. It has two premium gift businesses - Premium Pen and Regent Leathergoods - and two sales incentives businesses - Golden Key Promotions and Keymark Out and About.

There are two US businesses, one in sales promotion and the other organises sales conferences and seminars.

Yesterday's figures were the first to include full contributions from all six businesses. The company expects to announce further acquisitions soon and to resume dividends this year.

Thos. Robinson rises to £12.3m

BY DAVID WALLER

NO FEWER than eleven acquisitions, worth a total of £30m in cash and shares, helped Thomas Robinson increase pre-tax profits by nearly 75 per cent to £12.32m last year.

Yet Mr Graham Rudd, chairman of the engineering mini-conglomerate and architect of its revival over the last two and a half years, chose to emphasise the company's organic growth.

Expanding capabilities from purchases, all of which have been acquisition-accounted, profits climbed by 44 per cent to £10.18m.

Turnover in the businesses owned at the beginning of the year rose by 26 per cent to £88.2m. Including acquisitions, group turnover rose £42.9m to £131.02m.

Fully diluted earnings per share rose 55 per cent to 39.5p, and the final dividend is to be 6p, making a total of 6p for the year against 3p in 1986.

The strongest growth came from engineering division. Here, operating profits added 61 per cent to £5.52m on turnover up only 18 per cent to £49.68m.

● comment

In common with many engineering mini-conglomerates, Thomas Robinson's shares were ravaged during the market crash, losing a lot more than half their value. An element of this was investor disaffection with any company partial to acquisitions, but Robinson's shares suffered particularly badly because of fears that the group would be

vulnerable to cutbacks in expenditure on capital goods. Yesterday's disclosure that orders now stand at \$60m, more than half last year's turnover, goes some way to dispelling that particular cloud.

Organic growth was unquestionably vigorous, and should continue to be so this year as the company penetrates overseas markets and benefits from the end of discounting at Baker Perkins, the UK's predominant manufacturer of food machinery which is now part of APV. Robinson should make £16.5m this year, putting the shares - up 6p to 490p yesterday - on a prospective p/e of little more than 9. A lamentable rating for a company with a good record and good prospects - and one which will make rapid paper-financed growth impossible.

Arenson reports strong first-half

Pre-tax profits surged from £251,000 to £904,000 at Arenson Group, Hertfordshire-based office furniture and equipment manufacturer, for the six months ended January 31 1988.

Mr Archy Arenson, chairman, said that as usual, second half profits should be higher than in the first. This year, however, the directors expected a slightly better balance between the two trading periods. For the year ended July 31 1987 the company made £1.28m pre-tax.

The interim dividend is doubled to 1.1p, payable from earnings ahead from 2.65p to 5.48p per 10p share. Turnover amounted to £10.5m (£8.15m).

Frogmore rises sharply

BY PAUL CHEESEWRIGHT, PROPERTY CORRESPONDENT

THE INCREASING level of trading activity helped to lift sharply interim pre-tax profits at Frogmore London, which will be valued at the end of the financial year.

The profits growth reflects an acceleration in the company's activities over the past two years, now that it has largely withdrawn from housebuilding, and rationalisation of its portfolio.

A decisive push came from the sale, for £13m, of land in London's Docklands, on the books since 1973. To that extent, the interim figures are exceptional.

Property trading profits during the half came to £17,400, compared with £3.12m in the first six months of 1986-87, while profits from the sale of investment properties reached £5.27m (£172,000).

Laidlaw Thomson moves up 39%

Laidlaw Thomson, the USM-quoted architectural contractor, increased pre-tax profits for 1987 by 39 per cent to £1.26m on turnover up from £18.86m to £22.04m.

Mr David Whitworth, chairman, said that Mair Laidlaw was the outstanding achiever.

Cals achieves growth of 50% in first half

Cals, householder and property developer, achieved a 50 per cent profit increase in the first half and expects the full year's figures to continue the growth pattern.

The half year's taxable figure was £1.53m (£1.08m) on turnover up 26 per cent. The interim dividend is 0.85p (0.18p).

Mr Geoffrey Bell, the chairman, said that various developments in the commercial property subsidiaries had suffered planning delays, but the division was still expected to make a positive contribution in the full year.

ICM cuts loss

International Colour Management has achieved a small reduction in seasonal first half pre-tax losses from £500,000 to £473,000.

Mr Colin Clive, chairman, said the loss had been calculated after absorbing the £196,000 exceptional expense incurred at ITMA, the Paris textiles exhibition.

Synapse up 23%

Synapse Computer Services, USM-quoted provider of computer services and systems, raised pre-tax profits 23 per cent from £387,300 to £473,400 for the six months to January 31 1988. Turnover was £3.18m and earnings per 5p share rose to 7.63p (4.86p).

This advertisement is issued in compliance with the requirements of the Council of The Stock Exchange.

Application has been made for grant of permission to deal in the United Securities Market on The Stock Exchange in the undermentioned securities. It is emphasised that no application has been made for these securities to be admitted to listing.

MOSS TRUST PLC

(Registered in England No. 1243517)

2,000,000 6.5 per cent Convertible Redeemable Cumulative Preference shares of £1 each in Moss Trust plc.

PLACING BY
Stoncliffe & Co. (division of Allied Provincial Limited)

OF
1,550,000 6.5 per cent Convertible Redeemable Cumulative Preference shares of £1 each of 100p per share.

PRESENT	SHARE CAPITAL	
	Authorised	Issued
Ordinary shares of 5p each	14,000,000	7,357,548
PROPOSED		
Ordinary shares of 5p each	16,500,000	7,357,548
Convertible Redeemable Cumulative Preference shares of £1 each	2,000,000	1,550,000

CAMBRIDGE ELECTRONIC INDUSTRIES PLC

Year ended 31st December	1987	1986	
Turnover	£147.0m	£132.4m	+11.0%
Profit before taxation	£13.0m	£10.1m	+28.6%
Earnings per share	19.9p	14.7p	+35.4%
Dividends per share	8.5p	8.0p	+ 6.2%

- * Significant progress made by the group in 1987.
- * Increased profits from restructuring of activities and improved trading conditions.
- * Order book at the end of 1987 substantially higher than previous year.
- * Strong positive cash flow and net cash balance at year end.
- * Encouraging prospects for profitable expansion in the UK and overseas.

If you would like a copy of the 1987 annual report, which will be published on 15th April 1988, please fill in this coupon and send to:

The Secretary,
Cambridge Electronic Industries PLC,
Botanic House, 100 Hills Road,
Cambridge CB2 1LQ.

Name _____
Address _____

HIGHLIGHTS FROM RESULTS FOR 6 MONTHS TO 31ST DECEMBER 1987

FROGMORE ESTATES PLC
TOTAL INTERIM PRE-TAX PROFITS OF £22.738m

Pre-tax profits	
- from trading activities	£17.466m
- from investment property sales	£5.272m
Total profit, after taxation	£14.720m
Net interim dividend per share	2.3p
Estimated net asset value per share	333p
Contracted Rent Roll	£11.664m

"Increased property trading activities. Significant progress on re-structuring of investment portfolio. Excellent future prospects."

FROGMORE ESTATES PLC

FE

For a copy of the Company's Interim Statement please ring Waze (0820) 830033.

CURRENCIES, MONEY AND CAPITAL MARKETS

FOREIGN EXCHANGES

Sterling loses momentum

STERLING'S RECENT charge ran out of steam yesterday, following comments by Mr Nigel Lawson, Chancellor of the Exchequer...

SPF2.5475 and FFR10.4425 from FFR10.4375.

The dollar relinquished early gains to finish with mixed changes. Most investors were unwilling to make any firm decisions before next week's release of US trade figures for January.

The pound's exchange rate index slipped to 77.1 at the close, down from 77.2 at the opening and on Wednesday night.

However, some traders with leading UK banks suggested that yesterday's reversal was just a pause for breath. A shake out in cross currency positions and Thursday's reputation of being profit-taking were also mentioned.

Against this background, sterling's bullish undertone appeared to be unaltered, given this strong commitment by the Government to try and contain inflation.

EMS EUROPEAN CURRENCY UNIT RATES

Table with columns for Currency, Unit, and Rate. Includes entries for Belgium, France, Germany, Italy, Netherlands, Spain, Portugal, Greece, and Ireland.

STERLING INDEX

Table showing Sterling Index values for various currencies like US Dollar, Canadian Dollar, Japanese Yen, etc.

CURRENCY RATES

Table showing currency rates for various countries including Australia, Canada, Hong Kong, etc.

CURRENCY MOVEMENTS

Table showing currency movements for various currencies like Sterling, US Dollar, Canadian Dollar, etc.

OTHER CURRENCIES

Table showing rates for other currencies like Argentine, Australian, Brazilian, etc.

MONEY MARKETS

A firmer tone

THERE WAS a slightly firmer tone to interest rates on the London money market yesterday, as dealers took a defensive view, ahead of next week's Budget.

The market was generally confused about the attitude of the authorities to sterling, after the recent comments by the Prime Minister and yesterday's remarks by Mr Nigel Lawson, the Chancellor.

FINANCIAL FUTURES

Gilts suffer profit taking

LONG TERM gilt futures traded in a narrow range on Liffe yesterday, but finished towards the day's low on profit taking.

Table showing Gilts futures prices for various maturities like 15-year, 20-year, etc.

Prime Minister's view of the situation. It was also pointed out that the Bank of England is maintaining a discreet silence at present.

Table showing Treasury Bill futures prices for various maturities like 91-day, 182-day, etc.

PHILADELPHIA SE 1/8 FUTURES

Table showing Philadelphia SE 1/8 futures prices for various maturities.

CHICAGO

Table showing Chicago market data for various commodities.

POUND SPOT - FORWARD AGAINST THE POUND

Table showing pound spot and forward rates for various maturities.

U.S. TREASURY BILLS

Table showing US Treasury Bill rates for various maturities.

DOLLAR SPOT - FORWARD AGAINST THE DOLLAR

Table showing dollar spot and forward rates for various maturities.

U.S. TREASURY BILLS (CONT)

Table showing US Treasury Bill rates for various maturities (continued).

EURO-CURRENCY INTEREST RATES

Table showing Euro-currency interest rates for various currencies.

U.S. TREASURY BILLS (CONT)

Table showing US Treasury Bill rates for various maturities (continued).

EXCHANGE CROSS RATES

Table showing exchange cross rates for various currencies.

U.S. TREASURY BILLS (CONT)

Table showing US Treasury Bill rates for various maturities (continued).

FT LONDON INTERBANK FIXING

Table showing FT London interbank fixing rates for various currencies.

U.S. TREASURY BILLS (CONT)

Table showing US Treasury Bill rates for various maturities (continued).

NEW YORK RATES

Table showing New York rates for various currencies.

U.S. TREASURY BILLS (CONT)

Table showing US Treasury Bill rates for various maturities (continued).

LONDON MONEY RATES

Table showing London money rates for various currencies.

U.S. TREASURY BILLS (CONT)

Table showing US Treasury Bill rates for various maturities (continued).

Are You On The Right Wavelength? WAVE ANALYSIS. Latest issue now out projecting stock indices, currencies, interest rates, commodities and shipping.

BLOCKED FUNDS. We purchase and sell blocked funds worldwide. Does your US currency/bonds in foreign countries? Will pay top dollar/fast execution. Brokers protected.

A FINANCIAL TIMES INTERNATIONAL CONFERENCE THE NEWSPAPER INDUSTRY - A PERSPECTIVE OF THE NEXT 5 YEARS. 12 & 13 April, 1988. Hotel Inter-Continental, London.

Financial Times Conference Organisation. 2nd Floor, 126 Jermyn Street, London SW1Y 4UJ. Telephone: 01-925 2323. telex 27347 FTCONF G Fax: 01-925 2125

THE NEWSPAPER INDUSTRY - A PERSPECTIVE OF THE NEXT 5 YEARS. 12 & 13 April, 1988. Hotel Inter-Continental, London. Telephone: 01-925 2323. telex 27347 FTCONF G Fax: 01-925 2125

I.G. INDEX LTD, 9-11 GROSVENOR GARDENS, LONDON SW1W 0BD. Tel: 01-828 7233/5699. Reuters Code: IGIN, IGIO.

\$ WORLD VALUE OF THE DOLLAR BANK OF AMERICA GLOBAL TRADING ECONOMICS DEPT., LONDON

The table below gives the latest available rate of exchange for the U.S. dollar against various currencies as of Wednesday, March 9, 1988. The exchange rates listed are mid-rate rates between buying and selling rates as quoted between banks, unless otherwise indicated.

Large table showing World Value of the Dollar with columns for Country, Currency, Value of Dollar, and other details for numerous countries.

EUROPEAN OPTIONS EXCHANGE

Table with columns for Series, Vol, Last, Bid, Ask, and other market data for various European options.

BASE LENDING RATES

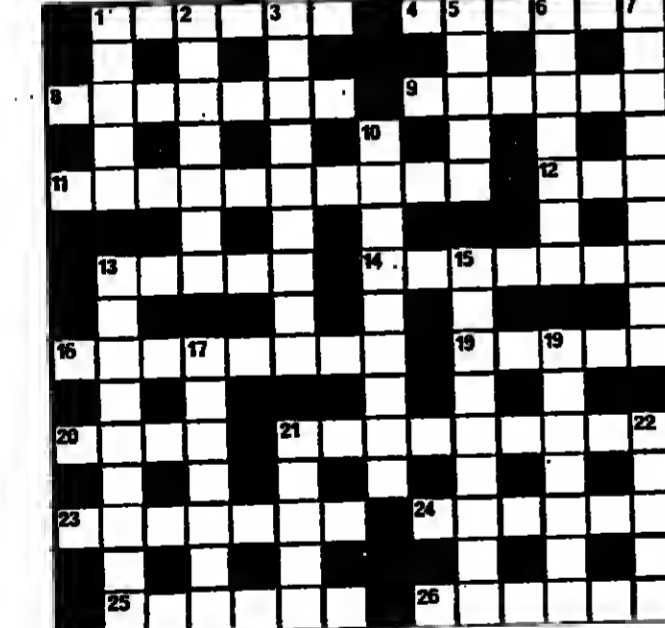
Table listing base lending rates for various banks and financial institutions, including columns for bank names and interest rates.

FT UNIT TRUST INFORMATION SERVICE

Large table titled 'AUTHORISED UNIT TRUSTS' listing numerous unit trusts with columns for name, manager, and other details.

Advertisement for Finstat, featuring the text 'When prices matter - Finstat delivers the FT prices online...' and the Finstat logo.

FT CROSSWORD No.6578 SET BY GRIFFIN



- A list of crossword clues, including '1 Reach time of departure having had no food?' and '2 Losses concentration and slope embracing redness?'.

Solution to Puzzle No.6577, including words like RETIRING STAIRS, STORMONT BRUNEL, and GENTLEMAN.

Handwritten signature or mark at the bottom of the page.

FT UNIT TRUST INFORMATION SERVICE

Table of Unit Trust Information for various categories including Scottish Asset Management Ltd, Scottish Available Fund Mgrs. Ltd, Scottish Life Investments, etc.

INSURANCES

Main table listing various insurance policies and providers such as AA Priority Society, Aetna Life Insurance Co Ltd, and others, including policy details and contact information.

Continued on next page

FT UNIT TRUST INFORMATION SERVICE

Main table containing unit trust information, organized into columns for various fund categories and providers. Includes sections for 'OFFSHORE AND OVERSEAS' and 'MANAGEMENT SERVICES'.

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FT UNIT TRUST INFORMATION SERVICE

LONDON SHARE SERVICE

Table of FT Unit Trust Information Service, listing various unit trusts such as The French Heritage Fund, FT Management Pts, and others, with columns for name, manager, and performance metrics.

Table of LONDON SHARE SERVICE, including sections for BRITISH FUNDS, FOREIGN BONDS & RAILS, AMERICANS, INT. BANK AND SEAS GOVT STERLING ISSUES, CORPORATION LOANS, COMMONWEALTH & AFRICAN LOANS, and LOANS.

Table of Money Market Trust Funds and Bank Accounts, listing various financial products and their details.

LONDON SHARE SERVICE

AMERICANS - Contd

Table listing American stocks including IBM, General Electric, and Ford, with columns for stock name, price, and change.

CANADIANS

Table listing Canadian stocks including Alcan, Inco, and Northern Copper, with columns for stock name, price, and change.

BUILDING, TIMBER, ROADS

Table listing building, timber, and roads stocks including Balfour Beatty, Bovis Lend Lease, and Wimpey, with columns for stock name, price, and change.

DRAPERY AND STORES - Contd

Table listing drapery and stores stocks including Debenhams, Debenhams Group, and Debenhams Retail, with columns for stock name, price, and change.

ELECTRICALS

Table listing electrical stocks including British Electric, British Electric Group, and British Electric Retail, with columns for stock name, price, and change.

ENGINEERING - Contd

Table listing engineering stocks including BAE Systems, BAE Systems Group, and BAE Systems Retail, with columns for stock name, price, and change.

INDUSTRIALS (Misc.) - Contd

Table listing various industrial stocks including British Petroleum, British Petroleum Group, and British Petroleum Retail, with columns for stock name, price, and change.

BANKS, HP & LEASING

Table listing bank, HP, and leasing stocks including Bank of America, Bank of America Group, and Bank of America Retail, with columns for stock name, price, and change.

CHEMICALS, PLASTICS

Table listing chemical and plastic stocks including ICI, ICI Group, and ICI Retail, with columns for stock name, price, and change.

DRAPERY AND STORES

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ELECTRICALS

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ENGINEERING - Contd

Table listing engineering stocks including BAE Systems, BAE Systems Group, and BAE Systems Retail, with columns for stock name, price, and change.

INDUSTRIALS (Misc.) - Contd

Table listing various industrial stocks including British Petroleum, British Petroleum Group, and British Petroleum Retail, with columns for stock name, price, and change.

BEERS, WINES & SPIRITS

Table listing beer, wine, and spirit stocks including Carlsberg, Carlsberg Group, and Carlsberg Retail, with columns for stock name, price, and change.

BUILDING, TIMBER, ROADS

Table listing building, timber, and roads stocks including Balfour Beatty, Bovis Lend Lease, and Wimpey, with columns for stock name, price, and change.

DRAPERY AND STORES

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ELECTRICALS

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ENGINEERING - Contd

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INDUSTRIALS (Misc.) - Contd

Table listing various industrial stocks including British Petroleum, British Petroleum Group, and British Petroleum Retail, with columns for stock name, price, and change.

BUILDING, TIMBER, ROADS

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DRAPERY AND STORES

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ELECTRICALS

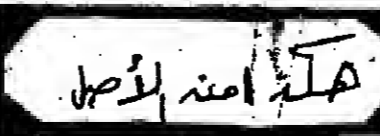
Table listing electrical stocks including British Electric, British Electric Group, and British Electric Retail, with columns for stock name, price, and change.

ENGINEERING - Contd

Table listing engineering stocks including BAE Systems, BAE Systems Group, and BAE Systems Retail, with columns for stock name, price, and change.

INDUSTRIALS (Misc.) - Contd

Table listing various industrial stocks including British Petroleum, British Petroleum Group, and British Petroleum Retail, with columns for stock name, price, and change.



LONDON SHARE SERVICE

INSURANCES - Contd

Table of insurance companies including Royal Indemnity, Sun Alliance, and others with columns for stock price and financial metrics.

PAPER, PRINTING, ADVERTISING - Contd

Table of paper, printing, and advertising companies including News International, Reed International, and others.

TEXTILES - Contd

Table of textile companies including Courtauld, Huddersfield, and others.

TRUSTS, FINANCE, LAND - Contd

Table of trusts, finance, and land companies including National Westminster, City of London, and others.

OIL AND GAS - Contd

Table of oil and gas companies including British Petroleum, Shell, and others.

MINES - Contd

Table of mining companies including Anglo American, De Beers, and others.

LEISURE

Table of leisure companies including British Skyways, British Telecom, and others.

PROPERTY

Table of property companies including British Land, City of London, and others.

TOBACCO

Table of tobacco companies including British American Tobacco, J. R. Green, and others.

TRUSTS, FINANCE, LAND

Table of trusts, finance, and land companies including National Westminster, City of London, and others.

OVERSEAS TRADERS

Table of overseas trading companies including Anglo Siam, Anglo Dutch, and others.

MOTORS, AIRCRAFT TRADES

Table of motor and aircraft trade companies including British Airways, British Leyland, and others.

COMMERCIAL VEHICLES

Table of commercial vehicle companies including British Leyland, and others.

INVESTMENT TRUSTS

Table of investment trusts including British American Tobacco, City of London, and others.

FINANCE, LAND, ETC

Table of finance, land, and other companies including National Westminster, City of London, and others.

PLANTATIONS

Table of plantation companies including Anglo Siam, Anglo Dutch, and others.

COMPONENTS

Table of component companies including British Leyland, and others.

RETAILERS

Table of retail companies including British Retail, and others.

RETAILERS

Table of retail companies including British Retail, and others.

FINANCE, LAND, ETC

Table of finance, land, and other companies including National Westminster, City of London, and others.

MINES

Table of mining companies including Anglo American, De Beers, and others.

GARAGES AND DISTRIBUTORS

Table of garage and distributor companies including British Leyland, and others.

NEWSPAPERS, PUBLISHERS

Table of newspaper and publisher companies including News International, Reed International, and others.

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FINANCE, LAND, ETC

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OIL AND GAS

Table of oil and gas companies including British Petroleum, Shell, and others.

OIL AND GAS

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SHOES AND LEATHER

Table of shoe and leather companies including British Retail, and others.

SHOES AND LEATHER

Table of shoe and leather companies including British Retail, and others.

SOUTH AFRICANS

Table of South African companies including Anglo American, De Beers, and others.

TEXTILES

Table of textile companies including Courtauld, Huddersfield, and others.

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LONDON STOCK EXCHANGE

Strong advance in equities led by heavy trading in BP but Gilt-edged quiet

Account Dealing Dates... First Dealings... Last Dealings... Account Day... Signs of a slackening of upward pressures on sterling touched off a strong rise in the UK equity market yesterday afternoon.

investors who have been active earlier this week. Other oil stocks also blazed higher as a rise in crude oil futures in New York encouraged the re-rating of oil reserves.

FINANCIAL TIMES STOCK INDICES. Table with columns for 1987/88 (Mar 10, Mar 9, Mar 8, Mar 7, Mar 6, Mar 5, Mar 4, Mar 3, Mar 2, Mar 1) and Stock Completion (High, Low, High, Low). Includes Government Secs, First Interest, Ordinary, Gold Mines, and S.E. ACTIVITY.

"A" gained a similar amount to 306p. Allied-Lyons went better late to close 7 higher at 375p but turnover was only 1.3m shares.

The partial offer for a 28.5 per cent stake in Systems Reliability at 150p in cash from Hillside Investment Trust and Systems recommended offer for Fletcher Dennys left Systems shares a stunning 45 higher at 145p but Fletcher Dennys closed 4 off at 40p.

fresh rise of 5 at 275p, while LET firmed 4 to 139p mainly reflecting the efforts of a solitary buyer. Frogmore rose 1 to 315p and CALA gained 8 to 142p following the respective interim trading statements.

At the close, the FT-SE 100 index was 19.3 points up at 1864.4, virtually the top of the day. However, a more significant indication of the market's strength came from the Seaq turnover figure of 581.8m shares, close behind the 618.4m record for the year, chalked up last Thursday.

Short-dated Gilts eased very slightly, shedding only about 1/4. At the longer end, however, losses ranged to 1/2. Selling was light but some analysts perceived the official reminder that "the paramount object is to keep inflation down" as another indication that domestic interest rates will not be lowered, although the view clearly had little effect in yesterday's bond market.

Standard Chartered suffered another mauling as word that one of the leading securities houses was increasing its forecast of the bank's loss for the year prompted a flurry of selling pressure.

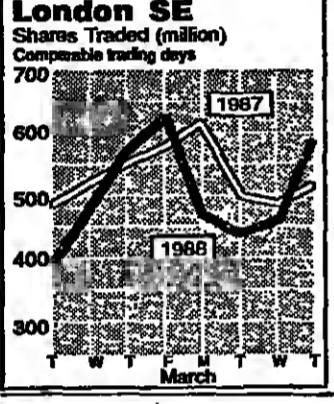
Enthusiasm for Scottish & Newcastle spilled over to leading Brewery issues, although volume generally remained moderate. Guinness, which is forming a joint marketing venture in West Germany with Charles Heidsieck, a member of the Bacardi group, rose 7 to 315p while Whitbread

and firmed 5 to 270p on a turnover of 8.8m, after news filtered through to London that a move to amend the US Orphan Drug Act in the US Congress had been dropped. This leaves the way open for profitable marketing in the US of Pentamidine, Flisons and pneumonia drug, which is seen as an expected moneyspinner for the group.

British Telecom retained the accolade of having the highest turnover among the electronics issues with another 8.2m changing hands. The share price, unsettled on Wednesday by word that the £15 bn law suit filed by Incat in New York, picked up to close 3 1/2 firmer at 250p.

Properties continued to attract selective investment buyers. Land Securities edged up 1/2 to 510p but a cautious broking house rating pulled Reed International back 5 to 425p.

Traded option business was dominated by BP. The shares attracted another heavy turnover, reflected in traded options in which calls totalled 6,283 while puts were motionless with the exception of Harrison's & Crossfield, up 9 at 560p.



But the strongest charge of excitement came from a yet greater burst of demand for British Petroleum, with the Kuwait Investment Office (KIO) following on the heels of the US and British

was increasingly of the view that the weight of money pouring into the stock could only have come from an institution such as the Kuwait Investment Office whose last recorded stake was around 19.53 per cent. "It looks as if they are going to 29.9 per cent and pretty quickly at that" one trader said.

The rest of the oil sector was set alight by BP's performance, as well as the sharp rally in crude oil prices which were around 60 cents a barrel higher yesterday. Shell jumped 1/4 to 110 1/2, British Gas 1/4 to 142p on turnover of 10m, Enterprise 1/4 to 32p on turnover of 2.7m and LASMO 1/2 to 32p.

Standard Chartered suffered another mauling as word that one of the leading securities houses was increasing its forecast of the bank's loss for the year prompted a flurry of selling pressure.

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FT - ACTUARIES INDICES

These indices are the joint compilation of the Financial Times, the Institute of Actuaries and the Faculty of Actuaries

Table with columns for Index No., Day's Change, Est. Earnings Yield, Gross Yield, Est. P/E Ratio, and Index No. for various equity groups.

Table with columns for Index No., Day's Change, Est. Earnings Yield, Gross Yield, Est. P/E Ratio, and Index No. for various fixed interest instruments.

Table with columns for Index No., Day's Change, Est. Earnings Yield, Gross Yield, Est. P/E Ratio, and Index No. for various equity groups.

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Table with columns for Index No., Day's Change, Est. Earnings Yield, Gross Yield, Est. P/E Ratio, and Index No. for various fixed interest instruments.

LONDON TRADED OPTIONS

OPTION CALLS PUTS. Table with columns for Option, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb, Mar.

OPTION CALLS PUTS. Table with columns for Option, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb, Mar.

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OPTION CALLS PUTS. Table with columns for Option, Apr, May, Jun, Jul, Aug, Sep, Oct, Nov, Dec, Jan, Feb, Mar.

NEW HIGHS AND LOWS FOR 1987/88

NEW HIGHS (18). Table with columns for Stock, High, Low.

NEW HIGHS (18). Table with columns for Stock, High, Low.

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NEW HIGHS (18). Table with columns for Stock, High, Low.

TRADITIONAL OPTIONS

First dealings Feb 29, Last dealings Mar 11, For Settlement Jun 2, For rate indications see end of London Share Service.

Call options were produced in Chancery Securities, Dares Estates, Ultramar, ADT, BP partly-paid, National Home Loan, Sound Diffusion, Inoco, Eagle Trust, Resent, etc.

Call options were produced in Chancery Securities, Dares Estates, Ultramar, ADT, BP partly-paid, National Home Loan, Sound Diffusion, Inoco, Eagle Trust, Resent, etc.

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TRADING VOLUME IN MAJOR STOCKS

The following is based on trading volume for Alpha securities dealt through the SEAQ system yesterday until 5 pm.

Table with columns for Stock, Volume, Stock, Volume, Stock, Volume.

Table with columns for Stock, Volume, Stock, Volume, Stock, Volume.

Table with columns for Stock, Volume, Stock, Volume, Stock, Volume.

Table with columns for Stock, Volume, Stock, Volume, Stock, Volume.

Table with columns for Stock, Volume, Stock, Volume, Stock, Volume.

Table with columns for Stock, Volume, Stock, Volume, Stock, Volume.

RISES AND FALLS YESTERDAY

British Funds, Rises, Falls, Sums. Table with columns for Rises, Falls, Sums.

British Funds, Rises, Falls, Sums. Table with columns for Rises, Falls, Sums.

British Funds, Rises, Falls, Sums. Table with columns for Rises, Falls, Sums.

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British Funds, Rises, Falls, Sums. Table with columns for Rises, Falls, Sums.

British Funds, Rises, Falls, Sums. Table with columns for Rises, Falls, Sums.

LONDON RECENT ISSUES

Table with columns for Issue, Price, Yield, etc.

Table with columns for Issue, Price, Yield, etc.

Table with columns for Issue, Price, Yield, etc.

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FIXED INTEREST

Table with columns for Issue, Price, Yield, etc.

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RIGHTS OFFERS

Table with columns for Issue, Price, Yield, etc.

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At 7pm yield, High and low, record, base dates, values and constituent changes are published in Saturday issues. A new list of constituents is available from the Publishers, The Financial Times, Bracken House, Cannon Street, London EC4A 3DF, price 15p, plus post 30p.

WORLD STOCK MARKETS

ASX, FRAX, GEMMAY, SYDNEY, TORONTO, SWITZERLAND, SOUTH AFRICA, AUSTRALIA, JAPAN, NEW YORK, DOW JONES, INDICES

CANADA

TORONTO Closing prices March 10, various stock listings with prices and changes

ASX, FRAX, GEMMAY, SYDNEY, TORONTO, SWITZERLAND, SOUTH AFRICA, AUSTRALIA, JAPAN, NEW YORK, DOW JONES, INDICES

OVER-THE-COUNTER Nasdaq national market, closing prices

Continued from Page 41, various stock listings with prices and changes

NEW YORK DOW JONES, INDICES, NEW YORK ACTIVE STOCKS

CHIEF LONDON PRICE CHANGES YESTERDAY, TOKYO - Most Active Stocks

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NEW YORK STOCK EXCHANGE COMPOSITE CLOSING PRICES

12 Month	Stock	High	Low	Open	Close	12 Month	Stock	High	Low	Open	Close
324	AAI	1.00	0.87	1.00	0.87	132	AMC	2.00	1.75	2.00	1.75
325	AAE	1.25	1.10	1.25	1.10	133	AME	1.50	1.35	1.50	1.35
326	AAF	0.75	0.65	0.75	0.65	134	AMF	0.50	0.45	0.50	0.45
327	AFG	0.50	0.45	0.50	0.45	135	AMG	1.00	0.90	1.00	0.90
328	AGC	1.00	0.90	1.00	0.90	136	AMH	0.75	0.70	0.75	0.70
329	AGA	0.25	0.22	0.25	0.22	137	AMI	0.50	0.45	0.50	0.45
330	AGB	0.25	0.22	0.25	0.22	138	AMJ	0.25	0.22	0.25	0.22
331	AGD	0.25	0.22	0.25	0.22	139	AMK	0.25	0.22	0.25	0.22
332	AGF	0.25	0.22	0.25	0.22	140	AML	0.25	0.22	0.25	0.22
333	AGH	0.25	0.22	0.25	0.22	141	AMM	0.25	0.22	0.25	0.22
334	AGI	0.25	0.22	0.25	0.22	142	AMN	0.25	0.22	0.25	0.22
335	AGJ	0.25	0.22	0.25	0.22	143	AMO	0.25	0.22	0.25	0.22
336	AGK	0.25	0.22	0.25	0.22	144	AMP	0.25	0.22	0.25	0.22
337	AGL	0.25	0.22	0.25	0.22	145	AMQ	0.25	0.22	0.25	0.22
338	AGM	0.25	0.22	0.25	0.22	146	AMR	0.25	0.22	0.25	0.22
339	AGN	0.25	0.22	0.25	0.22	147	AMS	0.25	0.22	0.25	0.22
340	AGO	0.25	0.22	0.25	0.22	148	AMT	0.25	0.22	0.25	0.22
341	AGP	0.25	0.22	0.25	0.22	149	AMU	0.25	0.22	0.25	0.22
342	AGQ	0.25	0.22	0.25	0.22	150	AMV	0.25	0.22	0.25	0.22
343	AGR	0.25	0.22	0.25	0.22	151	AMW	0.25	0.22	0.25	0.22
344	AGS	0.25	0.22	0.25	0.22	152	AMX	0.25	0.22	0.25	0.22
345	AGT	0.25	0.22	0.25	0.22	153	AMY	0.25	0.22	0.25	0.22
346	AGU	0.25	0.22	0.25	0.22	154	AMZ	0.25	0.22	0.25	0.22
347	AGV	0.25	0.22	0.25	0.22	155	AAO	0.25	0.22	0.25	0.22
348	AGW	0.25	0.22	0.25	0.22	156	AAI	0.25	0.22	0.25	0.22
349	AGX	0.25	0.22	0.25	0.22	157	AAJ	0.25	0.22	0.25	0.22
350	AGY	0.25	0.22	0.25	0.22	158	AAK	0.25	0.22	0.25	0.22
351	AGZ	0.25	0.22	0.25	0.22	159	AAL	0.25	0.22	0.25	0.22
352	AHA	0.25	0.22	0.25	0.22	160	AAM	0.25	0.22	0.25	0.22
353	AHB	0.25	0.22	0.25	0.22	161	AAN	0.25	0.22	0.25	0.22
354	AHC	0.25	0.22	0.25	0.22	162	AAO	0.25	0.22	0.25	0.22
355	AHD	0.25	0.22	0.25	0.22	163	AAI	0.25	0.22	0.25	0.22
356	AHE	0.25	0.22	0.25	0.22	164	AAJ	0.25	0.22	0.25	0.22
357	AHF	0.25	0.22	0.25	0.22	165	AAK	0.25	0.22	0.25	0.22
358	AHG	0.25	0.22	0.25	0.22	166	AAL	0.25	0.22	0.25	0.22
359	AHH	0.25	0.22	0.25	0.22	167	AAM	0.25	0.22	0.25	0.22
360	AHI	0.25	0.22	0.25	0.22	168	AAN	0.25	0.22	0.25	0.22
361	AHJ	0.25	0.22	0.25	0.22	169	AAO	0.25	0.22	0.25	0.22
362	AHK	0.25	0.22	0.25	0.22	170	AAI	0.25	0.22	0.25	0.22
363	AHL	0.25	0.22	0.25	0.22	171	AAJ	0.25	0.22	0.25	0.22
364	AHM	0.25	0.22	0.25	0.22	172	AAK	0.25	0.22	0.25	0.22
365	AHN	0.25	0.22	0.25	0.22	173	AAL	0.25	0.22	0.25	0.22
366	AHO	0.25	0.22	0.25	0.22	174	AAM	0.25	0.22	0.25	0.22
367	AHP	0.25	0.22	0.25	0.22	175	AAN	0.25	0.22	0.25	0.22
368	AHQ	0.25	0.22	0.25	0.22	176	AAO	0.25	0.22	0.25	0.22
369	AHR	0.25	0.22	0.25	0.22	177	AAI	0.25	0.22	0.25	0.22
370	AHS	0.25	0.22	0.25	0.22	178	AAJ	0.25	0.22	0.25	0.22
371	AHT	0.25	0.22	0.25	0.22	179	AAK	0.25	0.22	0.25	0.22
372	AHU	0.25	0.22	0.25	0.22	180	AAL	0.25	0.22	0.25	0.22
373	AHV	0.25	0.22	0.25	0.22	181	AAM	0.25	0.22	0.25	0.22
374	AHW	0.25	0.22	0.25	0.22	182	AAN	0.25	0.22	0.25	0.22
375	AHX	0.25	0.22	0.25	0.22	183	AAO	0.25	0.22	0.25	0.22
376	AHY	0.25	0.22	0.25	0.22	184	AAI	0.25	0.22	0.25	0.22
377	AHZ	0.25	0.22	0.25	0.22	185	AAJ	0.25	0.22	0.25	0.22
378	AAA	0.25	0.22	0.25	0.22	186	AAK	0.25	0.22	0.25	0.22
379	AAA	0.25	0.22	0.25	0.22	187	AAL	0.25	0.22	0.25	0.22
380	AAA	0.25	0.22	0.25	0.22	188	AAM	0.25	0.22	0.25	0.22

Continued on Page 41

NYSE COMPOSITE CLOSING PRICES

Table of NYSE Composite Closing Prices. Columns include Stock, High, Low, Last, Change, and Volume. Includes sub-sections for 'Continued from Page 40' and 'NYSE COMPOSITE CLOSING PRICES'.

AMEX COMPOSITE CLOSING PRICES

Table of AMEX Composite Closing Prices. Columns include Stock, High, Low, Last, Change, and Volume. Includes sub-sections for 'AMEX COMPOSITE CLOSING PRICES' and 'Continued from Page 40'.

OVER-THE-COUNTER Nasdaq national market, closing prices

Table of Over-the-Counter (Nasdaq) national market closing prices. Columns include Stock, High, Low, Last, Change, and Volume. Includes sub-sections for 'OVER-THE-COUNTER' and 'Continued from Page 39'.

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AMERICA

Technical selling breaks calm and causes sharp fall

Wall Street

THE BERRY cake in the stock market broke yesterday as stock index arbitrageurs suddenly started selling stocks for technical reasons, which led to the steepest daily fall in the equity market since January 20, writes Janet Bush in New York.



The other question is how far-reaching a technical and psychological effect this latest bout of programme trading will have on the market.

Oil stocks, which had been mostly higher at mid-session, closed lower. Exxon ended 3/4 lower at \$41 1/2, Chevron was unchanged at \$45.14 and Mobil closed 3/4 lower at \$43 1/2.

Swedish turnover soars as foreigners pour in

London

SWEDEN ruled for the day in Europe yesterday as Stora's takeover bid for Swedish Match pulled in a wave of foreign buyers. Trading elsewhere was mixed.

Continued strong demand for British Petroleum, this time from the Kuwait Investment Office again, helped push the market higher with the FTSE 100 index closing 19.3 up at 1,834.6.

Cars attracted further attention, and Porsche closed DM11 higher at DM477 while Daimler rose DM2.50 to DM688.50.

PARIS eased in moderately active trading as election jitters began to take hold. The CAC General index opened up 2.5 at 301.8.

Supermarket chain Standa attracted the most attention on rumours that a number of companies, domestic and foreign, might be interested in taking it over.

SOUTH AFRICA

THE BULLION price's rise to over \$440 pushed up Johannesburg gold issues. Demand from local institutional and UK investors increased, but volume was again limited by scarce stocks.

US funds turn attention to Europe

US FUND managers expect to boost their investment in Europe this year, despite last October's crash and the likelihood of further depreciation in the dollar.

Canada

SELLING among mining issues caused Toronto stocks to slump late in the session after rising as much as 31 points earlier in the day.

Deutsche Mark against the Dollar (DM per \$)



ASIA

money manager to invest on their behalf. The dollar exchange rate will drive down any of their profits, says Ms Lorig Maranjian at the US firm's London office.

Large-capitals lead nervous ascent

Tokyo

DEMAND for large-capital stocks pushed the market higher in Tokyo yesterday but gains were kept in check when stock indices on renewed investor concern over the fast upward pace.

The second busiest issue with 116m shares traded and Ishikawajima-Harima third with 113m. Nippon Steel ended Y1 lower at Y43 after advancing Y1 one at 25.92.

prices turned down slightly, although large-capital stocks continued to attract buying interest.

Investor interest continued to focus on Elders IXL and AFP Investments, which added 3 cents each to A\$3.56 and A\$1.20 respectively.

Gold stocks were mostly higher. Emperor was up 25 cents at A\$2.70 and 10 cent gains took Gold Mines of Kalgoorlie to A\$2.08 and Metaana to A\$7.20.

Investor interest continued to focus on Elders IXL and AFP Investments, which added 3 cents each to A\$3.56 and A\$1.20 respectively.

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FT - ACTUARIES WORLD INDICES

Table with columns: NATIONAL AND REGIONAL MARKETS, THURSDAY MARCH 10 1988, WEDNESDAY MARCH 9 1988, DOLLAR INDEX. Rows include Australia, Austria, Belgium, Canada, Denmark, Finland, France, West Germany, Hong Kong, Ireland, Italy, Japan, Malaysia, Mexico, Netherlands, New Zealand, Norway, Singapore, South Africa, Spain, Sweden, Switzerland, United Kingdom, USA, Europe, Euro, Pacific Basin, Euro-Pacific, North America, Europe Ex-UK, Pacific Ex-Japan, World Ex-UK, World Ex-USA, World Ex-Japan, World Index.

Advertisement for Metropolitan Wigan featuring an image of a watch and text: 'Once you wake up to the fact that Metropolitan Wigan has so much to offer you'll suddenly realise just how much your business could benefit.'

Advertisement for Metropolitan Wigan with large text: 'When you wake up to Wigan it will make the world of difference to your business.'

Base values: Dec 31, 1986 = 100; Finland: Dec 31, 1987 = 115.037 (US \$ Index), 90.791 (Pound Sterling) and 94.94 (Local). Copyright, The Financial Times, Goldman, Sachs & Co., Wood Mackenzie & Co. Ltd. 1987

SECTION III

FINANCIAL TIMES SURVEY



A strong economic and geographical structure stems from the 1970s boundary changes. The county has real growth,

falling unemployment and spreading affluence, attracting companies which move there for operational and other reasons. Ian Hamilton Fazey reports.

Nearest thing to the South

CHESHIRE IS where the North of England begins. It spreads from the Welsh border to the Derbyshire peaks as though it were a buffer state protecting the Midlands and South from the urban struggles of Merseyside and Manchester.

The comparison with real buffer states is but geographical. There is little deprived, dependent or marginal about Cheshire. The county has its problems, but it also has real growth, falling unemployment and a spreading affluence.

Most of it is green and pleasant. Villages provide tranquility only 40 minutes from the hustle of Greater Manchester. Cheshire is increasingly desirable as a place to live and work. It is worth looking at why.

Part of the evidence of its desirability can be found from the identities of some of the arrivals of recent years. All substantial companies. They include Marconi Space and Defence Systems, New England Business Services, Ilford, the National Nuclear Corporation and Gandalf Digital Communications.

On the road between Chester and Wrexham, adjacent to the famous King's School, other new arrivals are setting up in the new Chester Business Park. Here is the headquarters of St Michael Financial Services, the home of the new Marks & Spencer charge card.

Nearby, in a building typical of

the modern, high tech pavilion style of architecture, are the new offices of Shell Chemicals, opened last month by Mr Cecil Parkinson, the Energy Secretary.

Shell Chemicals is possibly the most important company in Cheshire at present for the simple reason that it has moved its headquarters from Trafalgar Square, and is telling everyone about it.

There were, of course, sound operational reasons. The company's main plants are at Ellesmere Port - a few miles away from Chester on the banks of the Mersey - and Carrington, in Greater Manchester. Customers are concentrated in the North-West and West Midlands, so it was logical that the company's 225-staff headquarters should be more accessible physically.

However, in an age of instantaneous telecommunications, it did not have to be. A principal reason for moving was the wish to get out of central London. Other locations looked at were the M26 and M4 corridors.

Chester Business Park won because of the total package offered, which included two people from the county council working full-time to smooth things, as well as regional development grant for the specific part of Cheshire involved.

Having made the decision, the company's potentially more difficult problem was persuading staff to move across the North-

South divide. Even in an international company, where senior staff are used to changing jobs and possibly moving every three years, Cheshire's emergence as the nearest thing to the South in the North certainly helped.

There were special briefings and learning weekends, special financial packages to enable some people to buy second properties or others to rent in Cheshire. Cheshire estate agents provided full details of properties for an information room in the then offices at the top of Northumberland Avenue in London.

However, a better perspective on Cheshire comes from an immigrant business which has had longer to assess things. Siemens moved its energy and automation group headquarters and factory to Congleton 18 years ago and has never stopped expanding.

Indeed, the last four years have seen the company's annual growth exceed 20 per cent, especially in industrial automation, systems engineering and associated electronic equipment. Sales are now more than £100m a year.

Congleton, between Macclesfield and Stoke-on-Trent, was chosen for easy access to potential industrial customers in the North and Midlands. A typical contract delivered last year to Shell's Stanlow refinery was the world's largest turbine generator for a catalytic cracker.

The workers it employed in Cheshire were new to advanced electronics but Siemens was hap-

travel-to-work problems, no evening rush for the train home, a purpose-built working environment - and only half the cost of running the headquarters compared with London.

Half a generation on from these boundary changes, the effect is beginning to show. They gave the county an economic and geographical structure on which to build real growth.

Warrington's greatest asset is that it is at the junction of the M6 and M62 - within one day's HGV drive from more than 90 per cent of Britain.

Warrington and Runcorn, New

corporation, like other New Towns, is being wound up; last month the Carroll Group announced £43m of investment to take over one part of its territory.

The overall result is that combined with a base of well-founded businesses and an influx of new ones, Cheshire is developing a well-balanced economy. There is a wide spread of industries and a broadly-based distribution of businesses by size.

Structurally, this both enables and encourages growth. The contrast is with more narrowly-based economies with a much higher proportion of big companies - Tameside's is perhaps the most extreme example - which struggle to regenerate.

Cheshire's unemployment was slightly above the national average until the end of 1986 but has moved consistently below it since, despite continuing job losses in traditional industries such as railway engineering at Crewe.

There is a problem of an East-West divide - Macclesfield's unemployment rate is down to 6 per cent, as against 15 per cent at the western end of the county, but Mr Robin Wensell, the county's chief executive, and Mr Monty Coriwell, the head of employment promotion, hope for improvement.

They believe that the walled Roman city of Chester has yet to fully exploit tourism as a job-creating service industry. Com-

pany surprised to find them adaptable and eager.

Siemens moved before Cheshire assumed the shape it is today, which followed the reorganisation of local government in 1974. Cheshire, largely unchanged since the Domesday Book, surrendered urban areas such as Wallasey, Birkenhead, Sala, Altrincham, Stockport and Hyde to Merseyside or Greater Manchester.

In return, it got the county boroughs of Chester and Warrington, the old town of Widnes and a few bits of old Lancashire. Warrington has proved a major gain and is now the most populous of Cheshire's eight districts, with nearly 170,000 people.

Half a generation on from these boundary changes, the effect is beginning to show. They gave the county an economic and geographical structure on which to build real growth.

Warrington's greatest asset is that it is at the junction of the M6 and M62 - within one day's HGV drive from more than 90 per cent of Britain.

placency years ago - when Cheshire was a traditional shire county saw it lose out to York in attracting and setting up specialised museums and the like.

The change in local government probably did not help either. It made the City of Chester subordinate to the county and created tensions. Others did not like being lumped in with old Lancashire towns such as Widnes and Warrington.

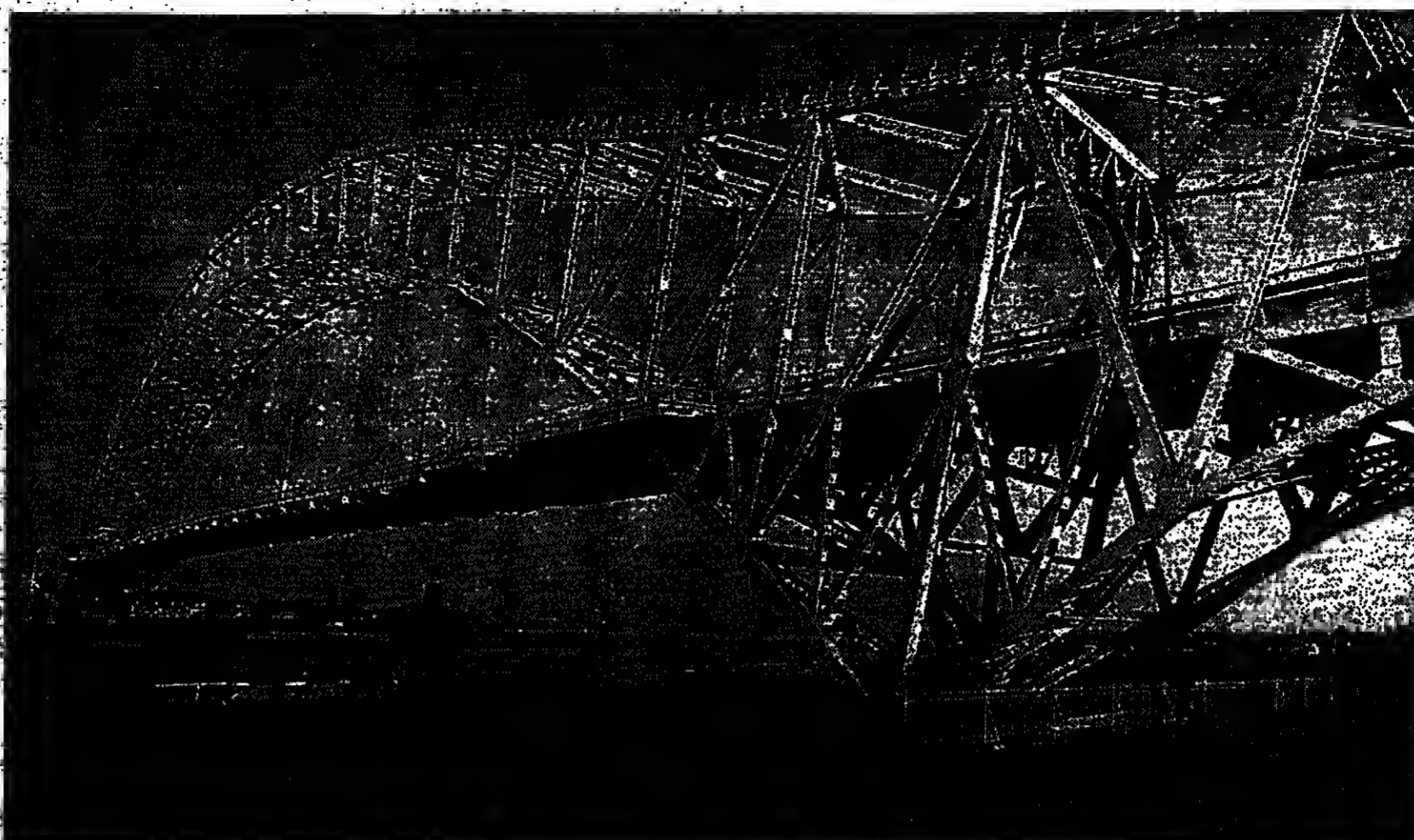
However, half a generation has gone by and, in political terms, an age has passed. A succession of local political leaders has seen memories blur with time, new faces and a changed national outlook.

More important, the electorate has had its say. The landowners of Domesday Cheshire may be twirling in their coffins, but the present Cheshire County Council has 32 Labour members, 27 Conservatives, 11 Alliance and 1 Independent. Labour seems untroubled by the urban militancy of Merseyside and Manchester, so the overall stance tends to be somewhere in the middle of the spectrum.

The parties have to work together through consensus - and do. Attracting jobs - which means creating the conditions for industry that will encourage job providers - has the highest priority among the non-statutory things the council does. It is a critical ingredient in why Cheshire is successful.

In 1961 fewer than 750,000 people lived in Cheshire. By 1981, there were 935,000, despite the loss of several urban areas in reorganisation. The trend slowed in the recession but has picked up again. There are 850,000 people now, with a projection of between 900,000 and 1.02m by the year 2001.

Will jobs be chasing the people - or people the jobs? A lot will depend on how attractive Cheshire continues to be to people and businesses alike. For the moment, things look good for this pleasant part of England.



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East-West divide: region of affluence and land reclamation
The environment: old buildings listed with enthusiasm 4

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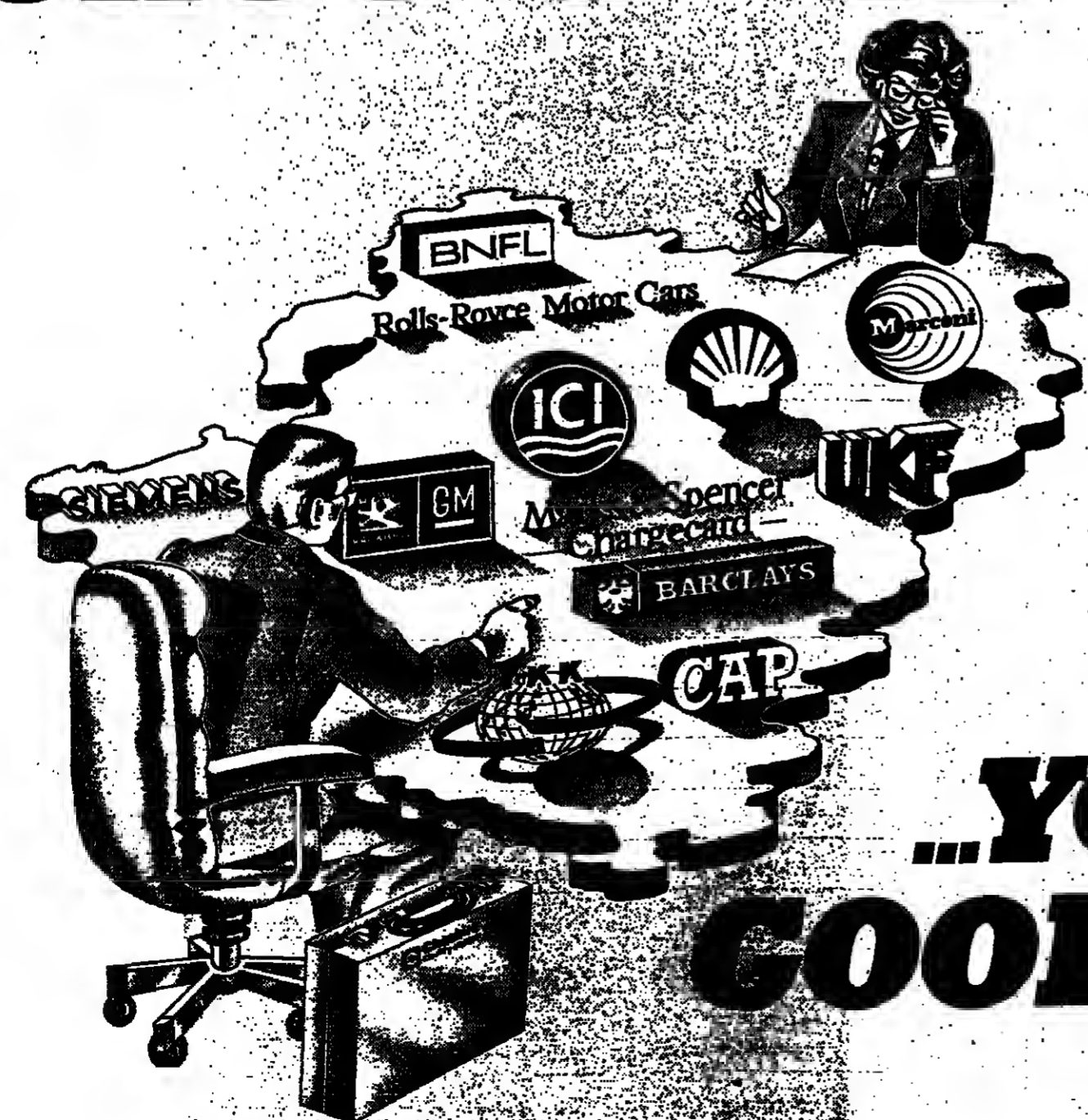
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Pictures: The Runcom to Widnes Bridge, across the River Mersey and Manchester Ship Canal
Roger Taylor

Cheshire

CHOOSE CHESHIRE...



When it comes to attracting new industry—and tourism—Cheshire can offer a quality package equal to any in the UK.

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- *St Michael Financial Services
- *The Wellcome Foundation
- *Shell UK Chemicals
- *Siemens
- *Marconi
- *United Peripherals
- *Data General.

Major quality companies taking full advantage of what Cheshire has to offer.

And of the hundreds of companies which today form part of Cheshire's powerful, mixed economy, more than 250 come from outside the UK.

Barclays Bank, occupying prestigious premises in the heart of Cheshire's incomparable countryside, recognise our worth: "We have moved from London partly because of the increasing costs of accommodation. It is much cheaper here in Cheshire" - A Barclays Bank executive.

A successful and attractive location such as Cheshire offers an extensive range of sites and premises for business and industry and tourism opportunities for both investors and

visitors. Crewe Business Park is just one of our magnificent sites offering tremendous value for money. All our sites are attractive and competitively priced—sometimes at a tenth of the prices in London and elsewhere in the South of England.

Family life takes high priority in Cheshire; the opportunities, services and facilities in the County make it an ideal place to thrive.

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Add to this the choice and quality of shopping throughout the County, first class facilities for sport and leisure and access to nationally-acclaimed standards of arts and entertainment and you see why so many companies choose Cheshire.

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Contact Roger Lowe, Employment Promotion Group, Commerce House, Hunter St, Chester CH1 1SN or ring Chester (0244) 603156. Fax (0244) 603802. Telex 61347.

We really do mean business.



...YOU'LL BE IN GOOD COMPANY

CHESHIRE 2

Hundreds of small and medium-sized businesses are growing fast

Thriving network created by the big employers

IT IS A sign of the basic, healthy diversity of Cheshire's economy that out of more than 2,000 businesses, the county council's industrial buyers' guide lists only 44 with more than 500 people on their payrolls.

The guide is not quite comprehensive, but sufficiently so to give an accurate picture. Perspective comes from census data and trends: apart from the wide spread of industries and sizes of the enterprises, the economy is stabilised further by a pattern of growth most of the rest of the North world envy.

The growing sectors are full of tomorrow's industries - professional and scientific services, distributive trades, insurance and banking, food and drink, and chemicals.

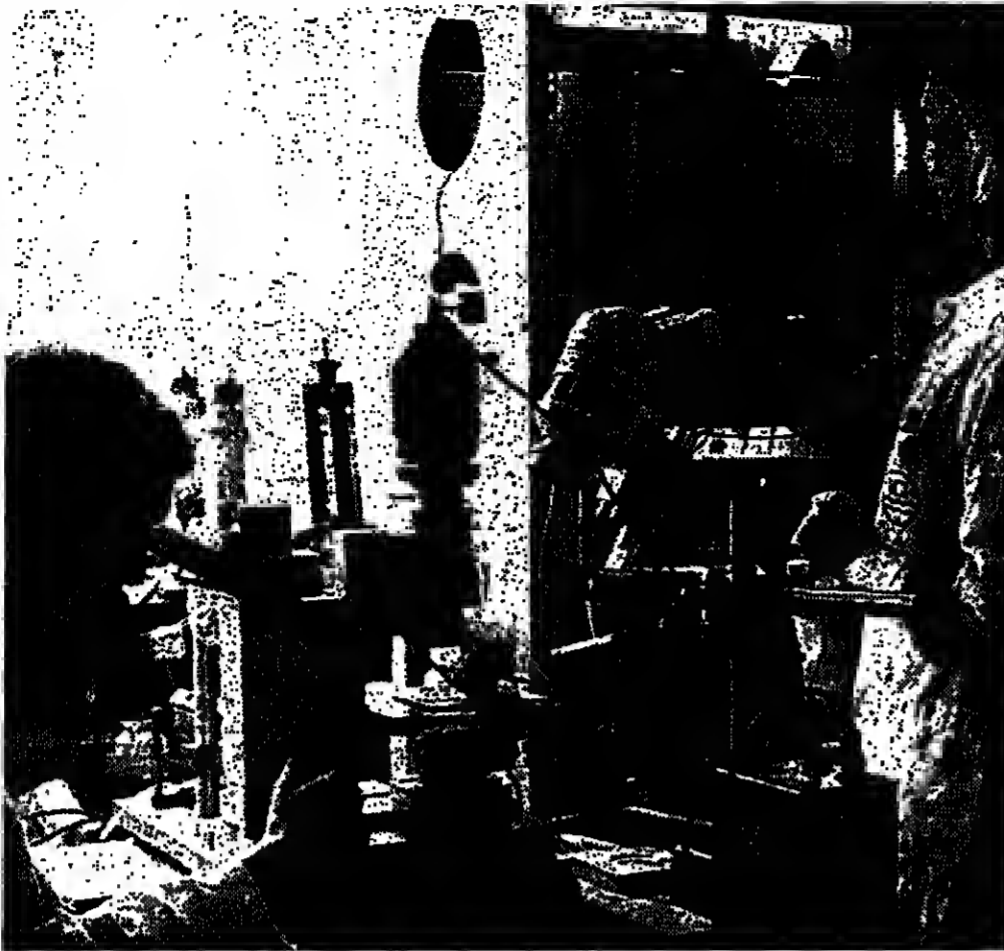
While the big employers are well represented in all of them, more important are hundreds of small and medium-sized businesses which are growing rapidly.

This picture of structural health becomes even rosier when the county's declining industries - such as vehicles, metal bashing, textiles, clothing, bricks, and paper - are looked at closely. There are many big companies here but they are mainly slimmed-down survivors of recession now going from strength to strength.

Generally, the big employers - which are also well spread geographically - help create a firm network which medium-sized and smaller businesses have been filling in. The nuclear industry illustrates the point, with British Nuclear Fuels at Warrington and Capenhurst in the Wirral, and the National Nuclear Corporation at Knutsford and Warrington.

Both are responsible for designing and building plant to the highest specifications yet attempted - BNFL mainly at Sellafield, while NNC's job is nuclear power stations.

Each employs thousands but also supports hundreds of other businesses, some of them small design consultancies, others computer software specialists, others



Laboratory work at ICI's pharmaceuticals research division headquarters at Alderley Park

larger suppliers of a wide range of goods and services. Many are concentrated in and around Warrington and down the M6 corridor towards Knutsford.

However, the national importance of Cheshire also lies in who the big companies are. For example, BNFL and NNC make it the real centre of Britain's nuclear industry, because that is where the head offices are.

Chemical giants are also a Who's Who of the industry, especially since Shell Chemicals decided to relocate its UK head-

quarters to Chester. ICI's presence is massive and split between two independently large businesses - heavy chemicals at Runcorn and pharmaceuticals at Macclesfield.

The drug industry is also represented by The Wellcome Foundation, headquartered at Crewe, and Fisons nearby at Holmes Chapel.

Meanwhile, a forest of chimneys and towers along the Mersey marshes near Ellesmere Port is one of the most strategic concentrations of the chemicals indus-

try in Europe. It is dominated by small UK but includes UKF Fertilisers at Ince.

Across the river at Widnes, Laporte makes a wide range of inorganic products while Unilever is represented by Crosfields Chemicals and Lever Bros at Warrington.

Vehicles and transport also account for thousands of jobs. There is a question over some of them, such as at British Rail Engineering at Crewe, but road transport presents a different picture, with both RRF and Foden building trucks profitably at Sandbach. Rolls-Royce exporting record numbers of cars from Crewe, and Vauxhall mature and established, if somewhat slimmer, at Ellesmere Port.

Big employers in the metal products sector are Van Leer (steel drums) at Ellesmere Port, BICC (cables) at Warrington, Strling Greengate (cables), Rylands-Whitcross (wires) the Locker group (wire cloth and perforations), TI New World (gas cookers) and Simon Vicars (food industry machinery). Hobart Engineering (industrial dishwashers) is at Widnes.

Food and drink giants are well spread, despite the concentration of three major brewers and bottlers - Bass, Greenall Whitley and Tetley Walker - in and around Warrington. Adams Biscuits is at

Northwich, Baxters Butchers at Chester, Golden Wonder Crisps at Widnes, Memory Lane Cakes at Warrington, Moy Park (poultry) at Crewe, while Tesco has large warehouses at Winsford.

The big name in textiles is Chester Barrie, Austin Reed's manufacturer at Crewe, while CWS's drapery and housewares wholesaling business operates from Winslow.

Sanitary ware and bathroom equipment comes from Twyfords at Crewe and Ideal Standard at Middlewich. In the construction sector, Tarmac Top Mix works out of Macclesfield sand quarries. Iford, part of Ciba Geigy, makes photographic papers and nuclear plates at Knutsford.

In computers, electronics and electrical engineering, only United Peripherals and Siemens appear to employ more than 500, but this should not be taken to imply structural weakness. Cheshire is home for nearly 200 businesses in the sector, mostly expanding ones.

Indeed, the picture is similar in all other sectors, with under - usually well under - 15 per cent of people employed in large organisations.

Hundreds of medium-sized and small businesses give Cheshire an overall entrepreneurial drive which, according to leading accountants and venture capitalists, has made the county one of the most fertile areas for management buy-outs in Britain.

This is securing the future of older established family firms and putting decision-making control of others into the hands of local managers.

At the same time, there has been an inevitable explosion of businesses offering services to the companies and industries around them. Many of these are in themselves small, but often with impressively big clients.

There is certainly no need for Cheshire businesses to look outside the county for a wide range of services, from management consultancy to graphic design, or from accountancy to PR and advertising advice.

It is possibly because of the large numbers of smaller businesses in Cheshire that smaller service companies will thrive, if only because their overheads are in a similar league and more affordable.

In the 1981 census, professional, scientific and miscellaneous services accounted for 27 per cent of Cheshire's then 358,000-strong workforce. Distributive trades, fuelled by Warrington's position at the crossover of the M6 and M62, employed 12 per cent.

Between them they had brought in nearly 30,000 new jobs compared with 1971. The 1991 figures will probably show no lessening of the trend.

Ian Hamilton Fazey

Vigorous planning policies are creating change



Work on the Greatford-Pufford By-pass, on the Welsh border near Wrexham, part of an eventual link between Chester and the M54

Controversial course

CHESHIRE'S County Planner, Mr John Collins, has a highly-riable track record in his office on the top floor of Commerce House, Chester, where planning is interpreted as everything from employment promotion to building conservation.

The maxim reads: "Constant change is here to stay." It summarises the approach of an avowedly pro-active officer in an often reactionary county.

Mr Collins enjoys the luxury of being able to float ideas without having the final responsibility for development control (a district council task). He believes in creating the climate for change to happen positively so that the most benefit can be sought, rather than resolutely blocking development until it is imposed after planning appeal.

In a county where, as a local architect put it, "You can't take a step without generating interest," Mr Collins cuts a deliberately controversial course. He is sure enough of his ground to play devil's advocate for the developer while encouraging a wholesale listing of historic buildings across the county by his conservation officers.

His attitudes also work retrospectively. He defends the breaching of Chester's Roman walls by the inner ring road (a city council initiative before local government reorganisation using Mr George Grenfell Baines as consultant) but hails the seven-storey over-excessiveness of Commerce House itself, wedged beside the Cathedral and the Town Hall on the Chester skyline.

John Collins is not against seizing chances. He has been pushing Chester City Council to rethink Great Belt policies in the light of demand for business park sites - a rethink which is reflected in the revised draft local plan published this month.

He believes that the continuing

success of Manchester Airport is creating an unrivalled development opportunity in the nearby Cheshire countryside - where, he says, everyone wants to build (as opposed to nearby, depressed Wythenshawe).

Mr Collins was among those who pushed for Refuge Assurance to relocate at Winslow, not because that would deprive Manchester of a major employer but because he was convinced that Refuge would make excellent use of the parkland site on offer, creating another attraction in North Cheshire. He claims in any case that Refuge would not have relocated outside the city if Manchester had been able to find them a comparable site.

"The quality of environment created by growth is more important than the discussion as to whether or not it should happen," Mr Collins says.

Such attitudes, he admits, lead to "productive tension" with colleagues in the district councils. "The districts think I am too entrepreneurial, but I feel that planners should be seen as encouraging people."

"The question we should be posing to investors is 'Are you good enough to develop in Cheshire?' It ought to be a challenge they can respond to."

Robert Waterhouse

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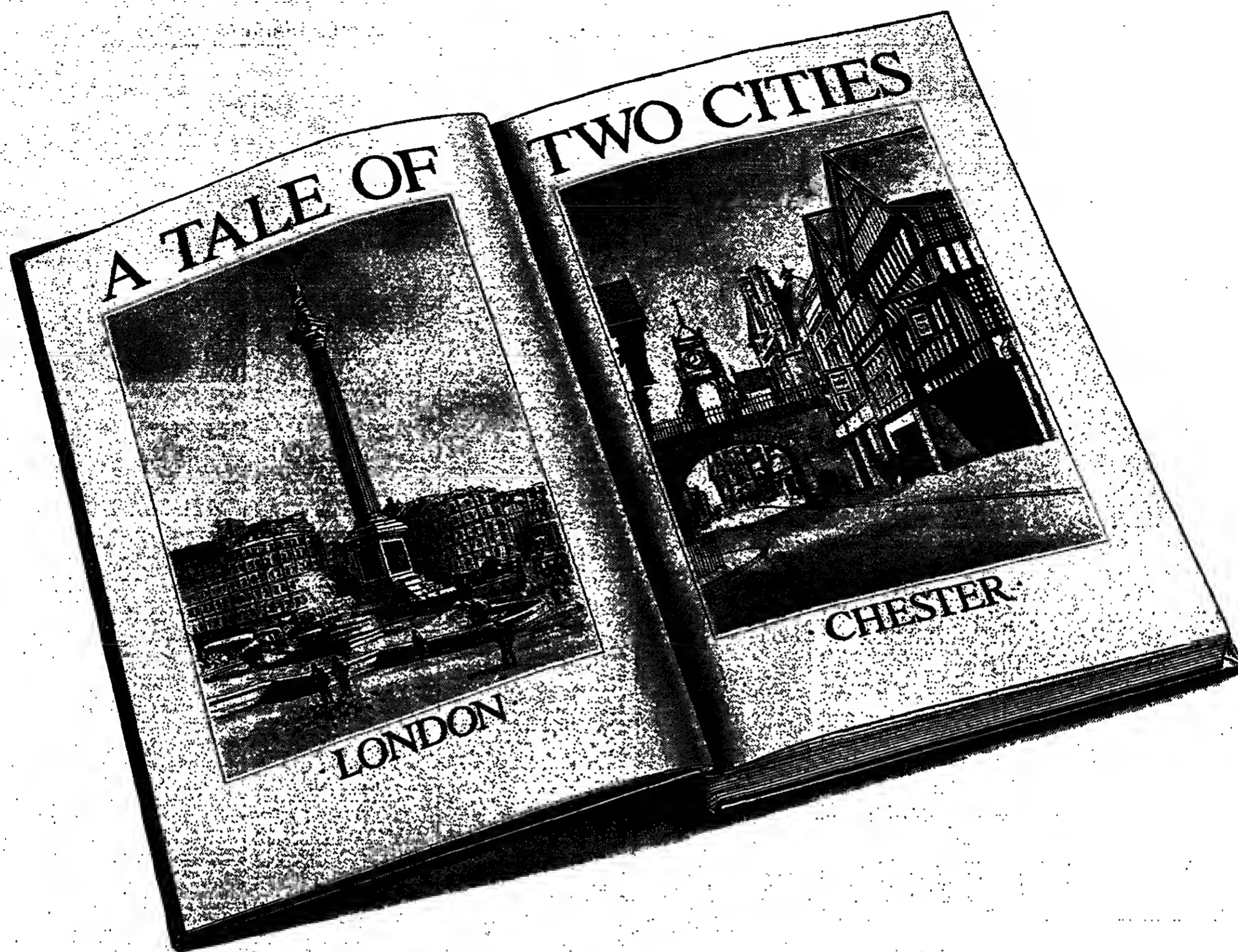
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The movement of Shell Chemicals from central London to the Chester Business Park is the beginning of a new chapter in the Company's history. It's all part of a long-term business strategy and a programme of investment designed to equip the Company for the challenge of the future.

Shell Chemicals' manufacturing bases at Stanlow Refinery near Ellesmere Port, and Carrington outside Manchester already make a major contribution to the economy of the North-West. With its Head Office now located within easy reach of these sites, the Company's sales, marketing, distribution and manufacturing activities can be more unified in purpose and responsive to market demands.

The move has enabled Shell Chemicals to custom build an open working environment which accommodates the latest information technology and promotes team-work and the interchange of ideas. Heronbridge House is such an environment and its design and layout greatly improve the Company's ability to provide a more efficient level of customer service.

On another level, the North-West provides an infrastructure of communications and business support which is necessary to sustain the many services a company like Shell Chemicals needs to run its business.

While, in the city of Chester and the surrounding regions, over 220 Company employees and their families can look forward to a new quality of life in an environment which provides most of the facilities and amenities one could wish for.

In less than 18 months, Heronbridge House has become the Head Office of a Company with a turnover of over £600 million, a portfolio of around 2,100 products and a customer base of 2,800.

For North-West business and the region in general this is a story with a very happy ending indeed.



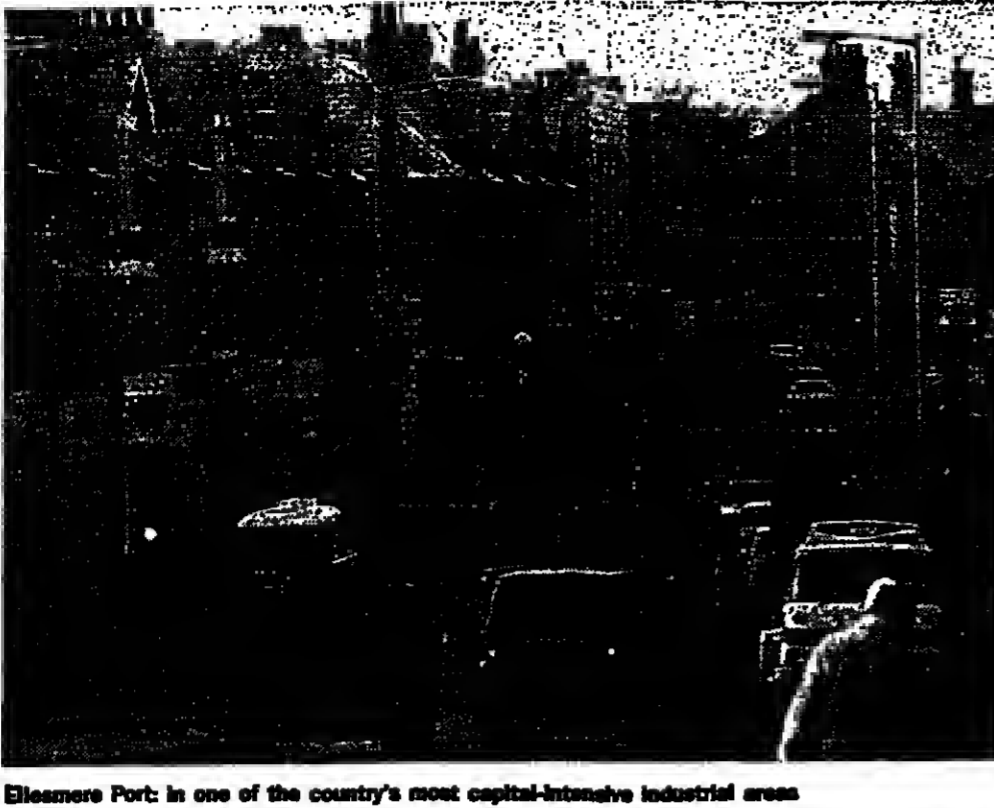
Shell Chemicals

CHESHIRE 4

Affluence and land reclamation work reveal an East-West divide

Nurturing skills and industries

CHESHIRE'S overall employment profile mirrors that of Britain. But the county is decidedly not Middle England. Blanket figures...
To put it in simple figures, Macclesfield borough's population of about 150,000 included just over 4,000 unemployed in January 1988...



Ellesmere Port: in one of the country's most capital-intensive industrial areas

Macclesfield borough covers the north-easterly section of the county, spanning the Cheshire Plain and the Peak Park. Macclesfield is a textiles town but the other major centres in the largely rural area in Wilmslow, Poynton and Knutsford...
Haltom district comprises Widnes and Runcorn, both sizeable towns facing each other across the River Mersey and the Manchester Ship Canal...

Taken with Ellesmere Port and the Stanlow refinery complex, Haltom vies with Teesdale for housing the dirtiest and most capital-intensive industry sectors in the country...

More seriously, as a silk town Macclesfield saw depression before the Second World War, has been down a long way, but started to recover...



Graham Sanger: Industrious self-help

By contrast, the affluent householders of Presbury are only too happy to employ Macclesfield companies to sort out domestic waste. Mr Sanger notes that DIY warehouses have yet to make an impact on the traditional ironmongers and builders' merchants of Macclesfield...

As in most successful areas, the rate of expansion in land and job skills, Macclesfield is lucky in having a business park at Tytherington and an industrial area at Lyme Green for foreseeable expansion.

The skills front, Mr Sanger claims that there is no need for a two-year VTS scheme in Macclesfield because almost all trainees have permanent placements within a year.

Similarly, the enterprise allowance is used for effective business generation with a failure rate of only one in six leading to an above-average figure of 13 per cent self-employed throughout the borough.

Obviously, Cheshire's attractive commuter belt, where house prices have been rising almost as rapidly as in parts of the South East, is integral to the revival of Manchester's commercial ambitions.

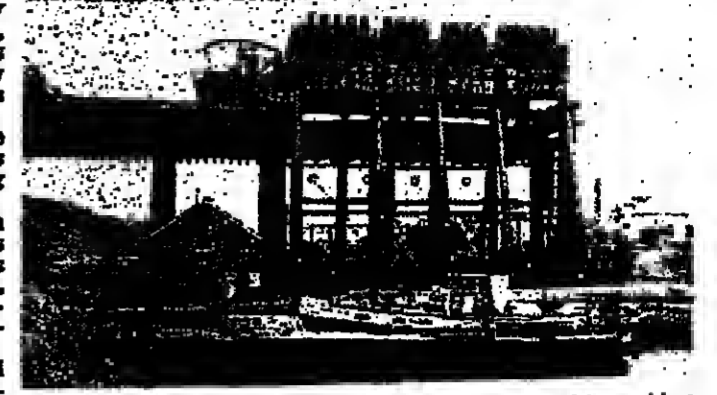
But the lesson of Macclesfield has more relevance for the North West and other emerging regions by nurturing their own people, skills and industries, and by being deliberately parochial when it comes to spending, quite ordinary communities develop extraordinary strengths.

Despite great progress in rehabilitating older terraces, and some popular new private estates, the borough sees much of its workforce disappearing each night under the M56 to Frodsham and beyond.

In Macclesfield, the reverse applies. Everyone wants to live there. Statistics published recently by the borough council show Macclesfield to be high in home ownership (68 per cent), car ownership (70 per cent of households, of which 26 per cent have two cars) and social categories (77 per cent of households have an AB head).

Environmental heritage

Listing buildings with enthusiasm



The 100-year-old Anderson Lift, which is being restored to working order, raises and lowers boats 50ft between two waterways

OLIVER BOTT, Cheshire County Council's conservation specialist, personally visited 1,350 buildings during a comprehensive survey of Cheshire's historic buildings between 1983 and 1985.

Mr Bott says he faced a hostile reception in fewer than ten visits - the main problem was finding off cups of coffee.

The result of the survey, in which council staff acted as agents for English Heritage, was to place 2,065 new buildings, most of them rural, on the official list. A further 1,360 properties were re-surveyed.

With 2,060 firmly in the list and not thought to be in need of re-survey, this has brought the tally of listed buildings in Cheshire to 6,578. At the time of local government reorganisation in 1974 the figure was 1,916.

Up to 1974 only Chester had been surveyed in detail, and this was done by its 715 protectors, compared with the next biggest concentration of just 63. Now Macclesfield has 328, Warrington 266 and Northwich 321.

Equally important, rural properties outnumber urban buildings by roughly five to three and some 45 parishes have more than 25 entries.

In this scale of listing there is a central, serious shortage: grant aid. Listed buildings impose maintenance responsibilities on their owners which are never cheap.

Cheshire's grant fund, hit by the squeeze on local authority finances, dropped from £28,740 in 1974 to a mere £29,369 this financial year.

Inflation-corrected, the fall has been from £29.15 per listed building. In fact, Cheshire allocations are just 0.010 per cent of its budget for listed buildings grants.

Fortunately, the grant aid available from central government via town schemes in Great Budworth, Knutsford, Macclesfield, Northwich and Sandbach, has multiplied over the years.

During 1986-7, £108,360 was spent in the five schemes, half of which came from owners and one quarter from Whitehall, with the borough councils contributing rather more than the county to the remainder.

In this climate of private enthusiasm but public austerity, much conservation progress depends on coordination by civic societies, and by bodies such as the Cheshire Landscape Trust, the British Trust for Conservation Volunteers or Groundwork, the national environmental trust operating through local bases.

Groundwork's five-year experience at Bollington, near Macclesfield, has been encouraging enough for it to be invited into Vale Royal Borough by the district council. The organisation's small professional staff specialises in queuing grants out of authorities and contributing out of local industry for a range of projects.

Community support is offered free, but Groundwork bolsters its resources by selling professional services to industry at commercial rates.

Last month, Macclesfield Groundwork Enterprises received a Royal Society of Arts Better Awards for industry commendation from Prince Charles for work done at its own base of Adelphi Mill in Bollington. Groundwork took over the mill gate-lodge in a derelict state,

creating a combined visitors' centre and offices. It was also responsible for landscaping the grounds of the mill, which had been left vacant by Courtaulds. The mill had been bought by a local company, Belprop, which proceeded to convert it into a hive for small businesses.

Today, more than 300 people work at Adelphi Mill, and Belprop is set to convert the last remaining section into a hotel.

Mr Walker Menzies, Groundwork's director in Macclesfield, says that the change in attitude brought about in Bollington by the Adelphi success story is remarkable. Five of the town's eight imposing stone-built mills had already disappeared, some as hardware for the M6 motorway.

Now, however, another private company, Cleveland Investments, is poised to convert Clarence Mill, a fine listed structure even bigger than Adelphi and seriously neglected in the past.

Groundwork is in the process of establishing a heritage centre in Knutsford, where it runs a separate team. The move into Vale Royal comes about because the district council has acquired the magnificent former Lion Salt Works building at Marston, near Northwich, where it plans to create a living site in its museum.

Groundwork will take over the former Lion Inn and saltworks office to set up a visitors' centre and create some momentum.

The nearby Anderson Boat Lift, currently being restored to working order, will link the north and

south Cheshire canal rings. Conservation is a way of life in Cheshire, where the city council has been levying a special rate for 17 years. It is about as long since the city was listed and the late Sir Nikolaus Pevsner claimed, in his Buildings of England series, that 85 per cent of the black and white buildings were clever Victorian fakes.

Pevsner asked whether The Rows were essentially medieval. Recent work by Cheshire's conservation officer Mr Andrew Brown, has shown that indeed they are.

Further investigation of The Rows has revealed much of the structure of early 13th century great halls set deep behind the facades of Water-gate Street and Bridge Street.

Some of these apparently humble stone interiors had been used all the time as storerooms by shopkeepers.

According to Oliver Bott the rooms, available to knowledgeable shoppers at Owen Owen or In Design, are unique in Europe.

Mr Bott's team made some interesting discoveries their own during the process of listing. One was at Lower Carlton Hall where the roof structure turned out to be of 14th century crown post design.

And in a bedroom of a 17th century Acton Bridge farmhouse his archaeologist found walls covered with naive murals showing the since-demolished Marbury Hall.

Robert Waterhouse

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CHESHIRE 5

Transport links and environment boost demand for property

Focal point for development

THE HIGH QUALITY of the environment that drew high industrial and high technology companies to spread down the M6 corridor in the South is now working to draw them into Cheshire.

A dense motorway network and proximity to Manchester Airport are providing the communications infrastructure that is a prerequisite of major development.

The development is not general - nor, indeed, would the planners want it to be with Green Belt land to protect - but there are signs now that is spreading out of areas favoured by special tax concessions.

Last year, the chartered surveyors King and Co carried out a survey in an attempt to identify latent demand and found that there was a potential take-up of half a million square feet, with a preference expressed for the area south of Manchester. This demand is now coming through on to the market.

Another focal point of development has been Runcorn-Warrington New Town, into which 150 companies moved last year, but Grimley, the chartered surveyors, warns that its New Town status expires in 1989 and this should lead to more demand in other centres. One such centre is Chester.

What is happening is an intensification of development that started a decade ago. Part of this was the Birchwood Science Park in Warrington, established in the 1970s, and the early presence there of British Nuclear Fuels and the UK Atomic Energy Authority. This helped to draw in other, smaller companies.

Many of these companies have grown and have sought larger premises. Now the high tech movement is more widely spread, reinforced by the movement of companies into the area.

This is enabling, for example, Bovis Construction and Intarcity Property Group to plan a 300,000 sq ft high technology business park at Didsbury, south of Manchester, that would be geared towards the information-based industries.

The wider demand for high technology business park accommodation is behind Chester Business Park, which Alfred McA Alpine Properties is developing on 135 acres. It has drawn in St Michael Financial Services, the Marks & Spencer subsidiary, Shell Chemical and Videcom, the computer terminal and communications systems design and man-



Canal-side homes at Marina Village in Runcorn

ufacturing company. Now Crewe and Nantwich borough council and Cheshire county council are seeking to exploit the demand for space by establishing Crewe Business Park on a site of 87 acres. The first stage of work to open up the site, provide an infrastructure of basic services and establish access roads, should be completed by next June.

Since the Government issued a New Use Classes Order last year, the division between industrial and office premises has been eliminated, so that high tech accommodation can be a synonym for offices. Hence the popularity of the term "business park".

But according to Mr David Cotton, development director of the Carroll Group, there is nonetheless "presently a shortage of good quality new office space in this (Runcorn-Warrington) part of the North West, and substantial unmet demand is confirmed in a number of recently-published independent survey reports." And not only in Runcorn-Warrington, of course.

The Carroll Group is investing £43m in Runcorn-Warrington, buying both existing property and land from the Development Corporation. It is planning a corporate office park and the construction of a building programme, designed by the Development Corporation of advanced business units.

This sort of private sector investment should go some way towards maintaining the momentum of growth at Runcorn-Warrington, where in recent years some 850 companies have arrived and 12m sq ft of space has been taken up. The withdrawal of public sector money, with the demise of the Development Corporation and the progressive disposal of its assets, could leave a funding gap unless there are more deals of the Carroll type.

In south Manchester, by contrast, development of the business space market has been in the province of the private sector. Much of the space that has been provided for the growing office market has come from local companies and only recently has there been much indication of interest by institutional investors.

Orbit Developments, for example, has been active in the Wilmslow area, with office and high tech schemes and recently let a 40,000 sq ft development to the Trustee Savings Bank. Swinton Goddard is another company which has completed office developments, this time in Sale.

The area south of Manchester has been leading rents in the area, upwards towards £10 a square foot, as demand has been outstripping the space available.

"The most significant feature in the South Manchester market has been that the last dozen years developments have nearly all been taken up by single large space users," say Dunlop Heywood, chartered surveyors.

"During 1987 just nine of these large-scale users shared a take-up of newly built prime space of nearly 200,000 sq ft, and many of the buildings were pre-let or secured during the building phase," Dunlop Heywood says.

Although much of the attention in recent months in Cheshire has been on the provision of business space, the retail sector too has been active. The county has shared in the national boom of retail development and the thrust for space has led inevitably to higher rents.

As an indication of this, last autumn Scottish Metropolitan Property let six retail warehouse units, 140,000 sq ft of space in all, at Chester on rents of up to 56 a square foot. This was thought to be the highest ever paid in the North of England for any non-food retail warehouse park.

Yet the retail sector in the smaller centres of the county is inevitably overshadowed by the plans for major shopping centres in the Manchester area, the scheme for a massive injection of shopping space in the Liverpool docks and for a major new park on Deeside on the site of the old Shorton steel works.

Everything now is in the balance with the focus of attention on the planning inquiries which have been taking place on the Manchester proposals. But retailers in Chester have reacted strongly to the Tarmac proposals for Deeside.

Paul Cheswright

Tourism

Sector with the biggest potential

THERE IS a realisation in Cheshire that tourism is the sector with the county's biggest potential.

After years of scepticism people are beginning to agree that, properly managed, tourism can reinforce a virtuous circle of improved environment and better amenities which should bring equal benefits for residents and visitors alike.

As an industry tourism has been slow to catch hold in the county as a whole because, Chester apart, there is no single place where people instinctively head. And Chester, for all its interest, tends to be a half-day stop en route to the Lake District or North Wales.

Though nobody had paused much to think about the rest of the county, Cheshire's countryside spans 2,000ft hills in the Peak District National Park and some of the most typically English scenery, unspoilt by EEC incentives.

Its industrial past is a unique heritage in the process of being carefully restored and explained. The changes lie in marketing such diversity.

Between them, the North West Tourist Board, Cheshire County Council and the district councils have agreed a marketing plan which is already showing results at trade fairs.

Cheshire is, as a constituent member of the tourist board, part of the Northern Consortium of tourist boards which promote Manchester Airport as an alternative gateway, particularly for North American visitors. The south side of the runway on which they land is indeed Cheshire.

There is no shortage of information. Cheshire's Countryside and Recreation Department, market leaders in setting up country parks in the late 1960s, publishes a series of readable guides to the parks, trails and themes which abound. The guides supplement a 60-strong ranger service, whose current philosophy is to encourage visitors to use maps and explore for themselves.

County council information is supplemented by the districts - for instance, Macclesfield - which market themselves as the Cheshire Peaks and Plains. And there are an increasing number of places to stay as farmers' wives turn to bed and breakfast or furnish self-catering cottages to bolster reduced earnings from agriculture.

In comparison with York, Chester may be a major shopping success but runs a poor second in attractions for the visitor. The city's blue-chip history. The city hopes to change this with the £12m Deva Centre, on the lines of York's Jorvik Viking centre, and based around the half-excavated Roman amphitheatre.

It is a controversial scheme, involving demolition of a listed building which presently sits on top of the amphitheatre, and

Tourism

Sector with the biggest potential

might expect, that Chester itself is attracting the greatest share (24m). However, Mr Mitchell believes that the other districts are poised to benefit. They are conducting strategic surveys which seem likely to pinpoint suitable sites for acceptable development. Their right type of investment will come along.

Research suggests that Cheshire claims about 13 per cent of the North West tourist cake. During 1985, the last year for which figures are available, between £55 and £75m was spent by visitors to the county, of which £31m represented overseas tourists.

Estimates suggest that 25-30,000 jobs in the county now depend on the tourist trade. It is a number which is sure to be swelled as Cheshire raises its profile in the South East (weekend breaks) and the West Midlands (day visits).

Communications are so good within the region and with North Wales that it makes sense to market the county in a package which can include holiday resorts, mountains, castles or big cities. As for the county's industrial heritage - like Macclesfield silk, Northwich salt and Widnes chemicals - the growing attention of the North West at presenting its past will help provide coherence and reinforce standards.

Cheshire sees its canal rings - opening to Langollen on the one side and Manchester on the other - as an exciting tourist prospect, particularly when the Anderson Boat Lift linking the two systems becomes operational. A challenge to the county's special place in canal history has already been recognised by the National Waterways Museum at Ellesmere Port. Projects within assisted areas qualify for a challenge from the Mersey Basin initiative.

One such hopeful is an £18m bid for a marine leisure centre on the tidal River Mersey at the point where it broadens out inland from the Runcorn-Widnes road bridge.

As a pot-pourri of attractions Jodrell Bank, Bow Cop, Little Moreton Hall, Tatton Park, Styal Mill and the lived-in country houses, together with unspoilt town centres such as Nantwich and Knutsford, offer a challenge to other counties. The countryside is patchworked with footpaths, including the Sandstone Trail from Frodsham to the Shropshire border and the Grimsbury Trail from Lyme Park to Stafloughby.

Mr Anthony Goldstone, chairman of the NWTB, says that the parochial interests inherent in tourism must sink their differences to other counties. "Industry and tourism are one and the same," he claims - with the proviso that tourism, especially in the North West, is also fun.

The breakdown of investment within Cheshire shows, as one

£38.2m on 17 firm projects. A further 24 are at preliminary proposal stage. Put alongside other North West counties, the figures are not impressive. Lancashire, for example, has a £128.6m programme, including 13 projects worth £84.4m under construction. Merseyside's total is £226.5m, while Greater Manchester has £318m in tourism investment in hand, of which some 17 firm projects are worth £222.2m.

The North West Tourist Board's director, Mr Stuart Mitchell, warns against the danger of assuming that Cheshire is doing badly. "You have to compare like with like. A lot of the Merseyside investment comes via the development corporation, Manchester is a major, dynamic commercial centre. Both qualify for a range of grants often excluded from Cheshire. The county, centred around Chester, in fact has a very buoyant tourist industry."

Robert Waterhouse

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CHESHIRE 6

Small businesses

Success from on the spot advice

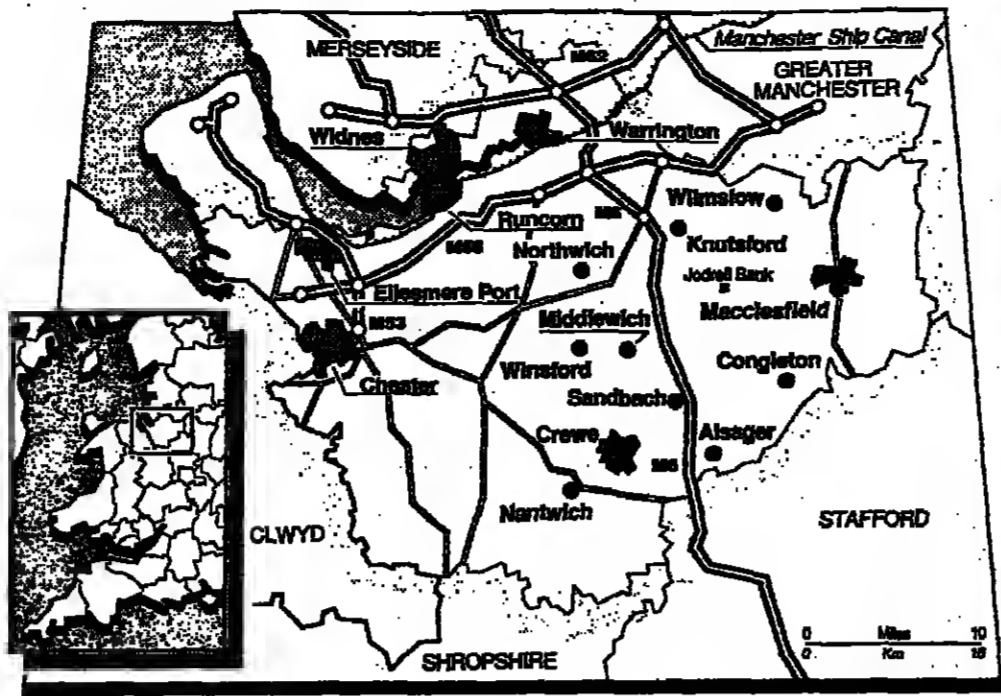
ANYONE who doubts the strength of the small businesses movement in Britain in the 1980s should go to Macclesfield.

There the number of small firms (with anything from one to 50 employees) has doubled in the last six years to more than 5,000. They make a living by doing almost anything from servicing mill machinery to designing newspapers.

A common thread linking these Macclesfield entrepreneurs is that a lot of their business comes from within the local economy. It is by any standards a vigorous small business community. In a number of respects the town is a model for the small business movement throughout Cheshire.

This success in Macclesfield has more than a little to do with the nature and history of the town. It is a comfortable place in pleasant countryside between the Cheshire plain and the Pennines. Well separated from the great manufacturing areas of the North West, it has traditionally been accustomed to looking after itself.

Macclesfield's prosperity rose and fell with the fortunes of its silk industry. Mr Graham Sanger, now on secondment from his executive job with Shell to run the local enterprise agency (Macclesfield Business Ventures), believes that dependence on a free-standing community upon a single industry caused the townspeople to begin thinking long and hard about their future as far



Shopping in Chester: tourists swell the numbers visiting the city

Whitehall aid is turning Chester into a strong regional centre

Benefits from grant support

IN NOVEMBER 1984, to the surprise of many, Chester became part of a full development area. It was somewhat a shock that this ancient and attractive city needed development status, and it symbolised the plight of the North West as a declining region.

The reality was different. Chester had its problems, certainly, but they were no worse than other corners of the region struggling to maintain intermediate status.

Chester became a development area because, for some bureaucratic reason best understood in Whitehall, it was parcelled with the Wirral as a travel to work area. Chester benefited from Birkenhead, and still does.

Development area status, with its automatic grants, has proved the catalyst which is converting Chester from a small-scale town into a regional centre complementary to Manchester and Liverpool. This change is happening in a matter of months. It has been accepted, and improving, conservation practices.

Chester is not necessarily going for more of everything, but the better quality of life, they say, about quality of life.

That is what convinced the senior executives of Shell Chemicals to exchange their daily commuter struggle into Central London for country mansions a mere ten minutes drive from Chester Business Park.

There is now a serious market for £200,000 properties in the vicinity, where before anything over £100,000 raised eyebrows.

The business park, which also houses St Michael Financial Services - the plastic card arm of Marks & Spencer - has gone so well that Chester City Council are contemplating a second phase 100-acre site nearby on Green Belt land, albeit beside the southern by-pass.

On the other side of town, a further 40 acres of Green Belt is earmarked for light industrial and office use at the M53 junction roundabout. The council says that development here will be self-contained, fully landscaped, and of limited environmental impact. The Green Belt has also been earmarked for new housing on both sides of the city.

Chester's excuse for pressing on in this fashion is that development area status, already changing under the Government's new regional policies, will not be around for ever. The employment base of the city is increasingly seen in terms of financial and



Jonathan Slater: £12m hotel refurbishment

One reason for all this activity is the city's popularity as a conference venue, based around hotel facilities. Chester specialises in the 100-200 delegate market, majoring on the attractions of its pedestrianised streets, its historic sites and its closeness to the North Wales mountains and coast.

Chester is also hoping to trump York by creating a new multi-media centre on the site of the half-excavated Roman amphitheatre. The Deva Centre proposal has been through a public inquiry process after meeting stiff local opposition. It would involve, among other things, demolition of a listed building on the site - and up to 1m visitors a year are envisaged.

Can the city succeed in strengthening its employment base, its housing spread, its shopping, hotel and tourist facilities without jeopardising the unique flavour of an historic county town? It is a game Chester has played before, and generally come out in front. But the stakes have never been higher.

Robert Waterhouse

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of consultants drawn from local businesses.

The Macclesfield agency is housed in an old silk mill which is one of Cheshire county council's business retention centres. Space for small businesses and training is provided in the building together with secretarial services.

Mr Monty Cordwell, the county's employment promotion officer, explains that the Macclesfield centre, and others like it using refurbished old buildings throughout the county, is the practical result of Cheshire's policy decision to help small businesses to get started in cheap premises.

"In the late 1970s we became painfully aware that a shortage of stock premises was holding back enterprise."

The concept of the county's business generation centres can be summed up "Easy in, easy out." The council says that its brainwave of having the local enterprise agencies base themselves in the centres, and help look after them, has proved both successful and extremely cost effective.

In unemployment terms, Cheshire has its black spots and its white spots. Broadly speaking, unemployment is highest in Chester and the west of the county (distorted to some extent by the very high unemployment on adjacent Merseyside) with rates of well above ten per cent.

However, on the other side of the county, in the east and nearby areas, unemployment is only 6 per cent and the ratio of the number of unemployed to job vacancies is only four to one compared with the county average of 11 unemployed to every vacancy. Throughout the county a mismatch between unskilled unemployed and vacancies requiring specific skills is becoming very clear.

However, the active programme of helping small businesses find their feet is proving effective in both the difficult areas of Cheshire and the more fortunate areas. The council is now offering a wide range of services aimed to help the budding small business.

The county's business advisory service offers, like the local enterprise agencies, individual counselling. A business location service can provide full details of offices, factories, warehouses, and industrial sites available in Cheshire. That service is also being used by companies in other parts of Britain and overseas which are thinking about establishing themselves in Cheshire.

Another service called Contact Cheshire brings together people with expertise or money to invest. And, through a computer link with Brussels, the county is providing free of charge details of all European Community public sector contracts worth over £10,000 within one day of publication.

Roy Hodson

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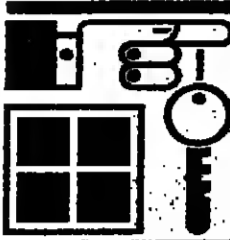
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SECTION IV

FINANCIAL TIMES SURVEY



Although confidence in London's property market has taken a knock since the stock market crash, there is

still a shortage of commercial space in the West End. This has encouraged development to spread outwards to Victoria and north of Oxford Street, writes Paul Cheeseright

Behind the billboards

"SELL CITY. Buy West End" is a piece of advice often to be heard on the lips of the property pundits these days. Like all such slogans, it has enough validity to sound attractive, but not enough to be absolutely convincing.

Yet it does reflect the bounding values of the West End and Victoria on the one hand and the psychological unease that has been evident in the City of London since the stock market crash last October. Having said that, it is worth noting that there were development companies quietly withdrawing from the City and concentrating on the West End even before the stock market crash.

One result of the higher rents and the rising capital values of West End property has been to narrow the traditional differentials between the West End and the City. It is now becoming more accurate to speak of a Central London market, made up of different districts, with footloose companies, financial or otherwise, looking for buildings which suit their convenience somewhere within that wider compass.

One of the distinct characteristics of the West End is that it does not have a huge stock of the large buildings which the construction boom in the City has been devoted to providing. Rather it is a fragmented area,

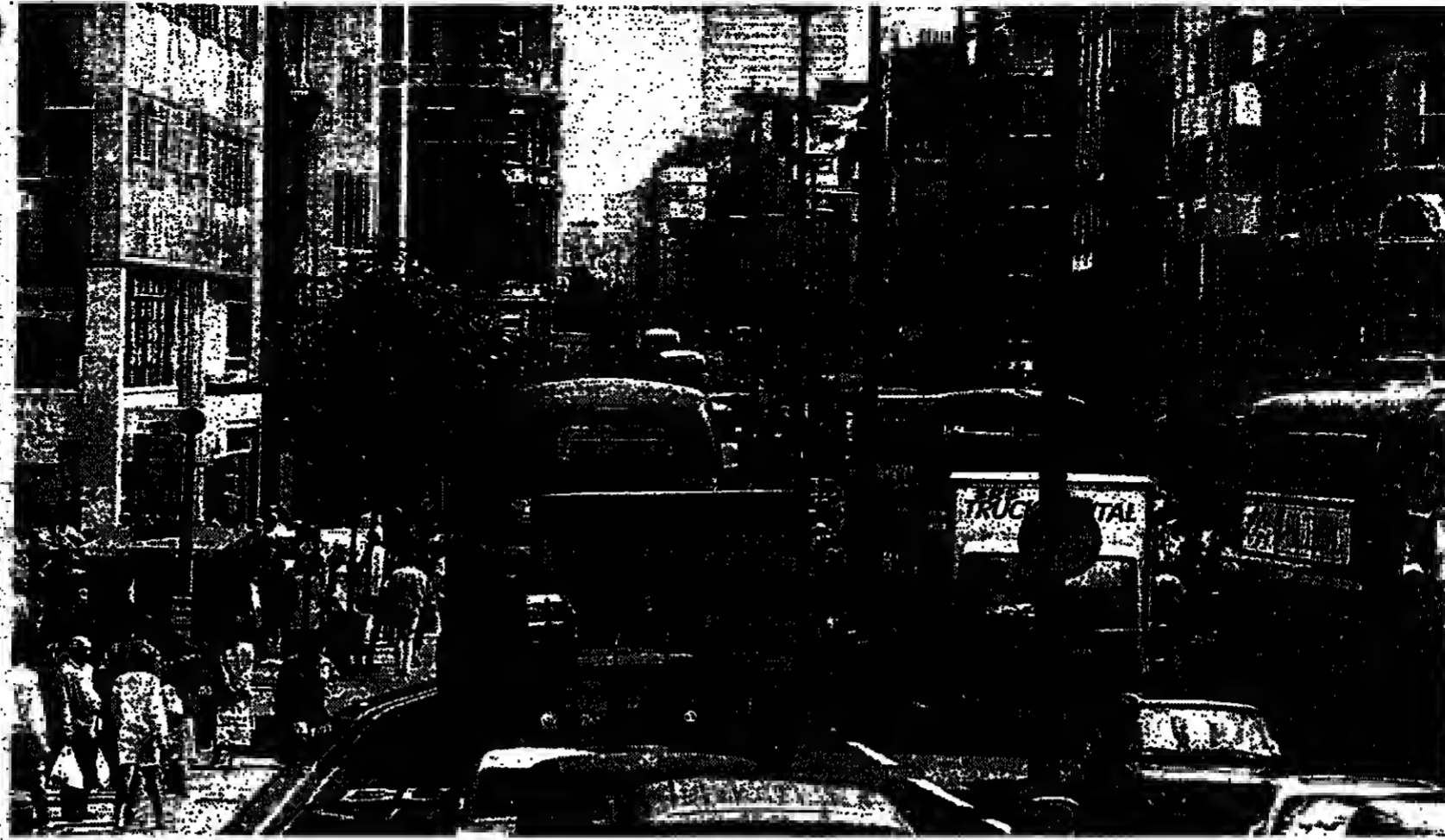
traditionally providing space in smaller lots. And this is inevitable, given the big stock of listed buildings whose use has changed over the last century from opulent homes to office suites.

This quality gives the market a degree of diversity and protection which is unavailable for large footprint buildings in the City. But where there is a large building in the West End - Land Securities's Devonshire House or Legal and General's Lansdowne House, for example - then there is a pronounced difference between the rental performance that is now expected and what has been happening in the City.

Devonshire House rents have doubled in the last two years and are pushing towards £50 a square foot. Legal and General is expecting rents of around £90 a square foot at Lansdowne House, now being marketed. These are the sort of rents that would sit quite happily in the core of the City.

But there is another side to this and it has come through clearly in the decision of Dares Estates and Shaftesbury to back away from their plans for a 160,000 square foot re-build of the old Crown Agents building in Westminster and sell the building on to Anders Nissen of Sweden.

Not having the resources of a group like Land Securities to nurse the market, Dares Estates



West End and Victoria Property

decided that the costs involved in the redevelopment were too high to risk in the light of the expected increase of space on the Central London market.

Here, then, was a note of caution, not for this year or even next but for 1990 and beyond. Legal and General can play the market now. Dares Estates has to play it later. And it makes the point that the West End section of the market will not be immune to the effects of a whole new stock of buildings in the City, in London Bridge City, in London Docklands and in the West End and its immediate periphery.

As far as the West End and its periphery are concerned, this is not just a question of replacing old stock, as with Land Securities' redevelopments of the Grand Buildings at Trafalgar Square or Stag Place at Victoria, or on a smaller scale, the Kumagai Gumi redevelopment of Distillers House in Mayfair.

It is also a question of the new development possibilities which have opened up with the Greycoat schemes at Victoria and Charing Cross stations, with the

Grainhurst construction at Paddington goods yard, with the plans of the British Waterways Board for Paddington Basin or those of British Rail Property Board at King's Cross.

All of this indicates the intense activity which has been taking place in and around the West End. But there is some indication that the stock market collapse will give some of this activity a different quality from that which it had until last October.

The feverish bull market and the readiness of investors to absorb the paper that property companies were putting out with such abandon spun off into the West End. The ability of the property development and trading companies to lay their hands on ready supplies of cash inevitably pushed prices upwards. It encouraged a strong speculative element in the market, so that some buildings were changing hands three or four times, each price higher than the last.

That sort of froth on the market has largely been wiped off, so that the field has been left clearer for the more serious play-

ers. And it has served to emphasise the pre-eminent importance in the market of the long-standing freeholders like the Crown Estate, the Grosvenor Estate, the Howard de Walden Estate, the BP Pension Fund and, on different scales in the corporate network, of companies like Land Securities, Great Portland, London Merchant Securities, Peachey Property, and latterly Pclst Mariani.

Among the problems which landowners such as these have to face, and they have not become less acute over the years, are the planning dilemmas of, most obviously, the Westminster City Council.

The central dilemma for the council is how to reconcile the need to preserve the historic fabric of the West End that, in terms of tradition and reputation, has made the area a sought-after haven for international companies and a major tourist centre, with commercial development pressure.

The first has inevitably led to the second. The historic reputation and centuries of commercial vitality draw companies in, not

least from the City of London itself. It is often forgotten that the West End with 75m square feet has the country's largest stock of offices.

But the companies, which provide the economic underpinning for the policies of conservation, are becoming more fastidious in their accommodation demands. A year ago, a survey by Richard Ellis, chartered surveyors, found that nearly 60 per cent of West End office users believed they were making compromises on their premises - they were too small, did not have adequate facilities, they were in the wrong place and so on.

Out of this and the buoyancy of the economy come the development pressures. The Westminster City Council cannot meet them all. Whatever it does will lead to antagonism somewhere, whether it be from local voters anxious to keep things as they are, or dissatisfied developers. There simply is not enough space.

This clash of demands will be most clearly evident in coming months over the state of the tem-

porary office consents granted in Mayfair. These consents expire in December 1990, when 1m square feet of space should revert to residential use. The council is handling demands for a continuation of the temporary consents on a case-by-case basis.

Although the council, helped by bodies like English Heritage, is waging a stern conservationist fight, the whole thrust of planning policy has swung towards giving the benefit of any doubt to the developers. This should ensure that the pace of commercial development in the West End is maintained.

At the same time, especially in areas like Savile Row and north of Oxford Street, the new Use Classes Order which does not differentiate between light industrial and office use in the type of activity which may take place in a particular building, will lead to changes in character. Offices and studios are likely to spread at the expense of workshops. It is all a question of who can pay the most rent.

The pace of commercial development does not mean that there

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Oxford Street rush hour
photographed by Roger Taylor

will be new buildings scattered over the skyline in the way that has become common in the City. There are not the large sites available. But it does mean, according to Healey and Baker, chartered surveyors, that "just under 6m square feet of new space will have been provided by 1990."

"Most of the new space under development now is limited in size and there are currently only three office developments offering over 100,000 square feet each," Healey and Baker adds.

Side by side with this office activity, the growth of the West End as a domestic and international tourist area has led to an increasingly frenzied search for new hotel space and a subsequent upgrading in the value of those already in existence. This was clearly evident when Park Lane Hotels International of Hong Kong completed in mid-February the purchase of the Portman Hotel for £110m and indicated readiness to spend a further £15m on refurbishment. It was the largest single hotel transaction done in Europe.

But it came on top of acquisitions by companies like Kennedy Brookes and Edwardian Hotels, it followed the disclosure of schemes by, for example, Led-broke to bring the Langham near Oxford Circus, back to hotel use and Imry Merchant Developers to redevelop the St George's Hospital site at Hyde Park Corner as an hotel.

Hanover Druce has noted that, even at the lower end of the market, prices for hotels have been rising fast. One of the factors behind this has been the willingness of local authorities to pay considerable amounts for bed-and-breakfast accommodation for the homeless.

"Basic rooms in poor locations, provided they are suitable for the homeless, soon command prices of around £60,000 a bedroom," Hanover Druce says. This, then, is the darker side of the vibrancy of the property market, a savage contrast to the other West End residential property market, where prices are higher than anywhere else in the country.

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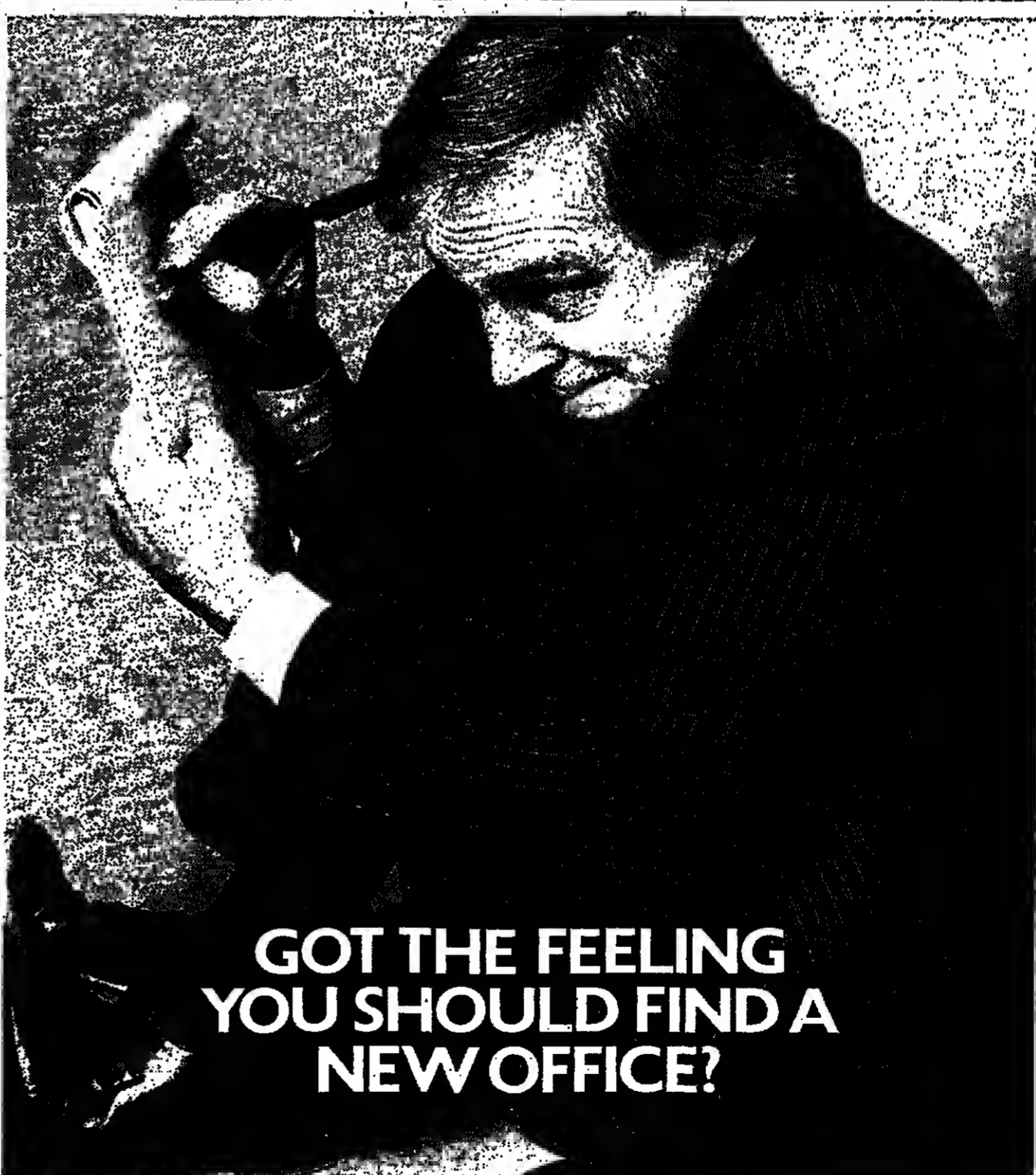
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WEST END AND VICTORIA 2

Landmarks

A gamble pays off

TWO LANDMARK buildings in the West End of London typically the conflicting traumas rippling through the market since the dark days of the autumn share price crash.

Close by the Houses of Parliament, the former Crown Agents building on Millbank has changed hands for the third time in six months. Just before Christmas Mr Peter Levy, chairman of joint developer Shaftesbury, was boasting that redevelopment would be a roaring success because demand was outstripping supply.

He seemed confident it was worth every penny of the £22.5m paid last summer to Raleigh Enterprises, which had been set to develop an hotel. New plans were laid to create 150,000 sq ft of offices behind the Edwardian facade instead.

"Interest already being expressed by potential occupiers may place a premium value on the building when completed in 1990," he said.

Mr Levy is no beginner in these matters; he was head of the UK's second largest development company, Stock Conversion, until it was taken over by P & O. But the major development partner, Dares Estates, with 70 per cent of the building, had different ideas.

By February, Mr Ervin Landan, its chairman, was announcing a profit of £3.5m from the resale to Anders Nisses, a Swedish property group. Mr Landan was worried by the £80m development cost in the light of an increasing supply of office space coming on stream in the early 1990s.

Many agents agree with Mr Levy that there will be too little rather than too much space in future, in spite of potential new supply, and rents will soar. But it is developers such as Dares which have to decide whether to gamble their money.

Legal & General Assurance took a gamble on another landmark development, Lansdowne House, which towers over Berkeley Square. It could have been pre-let at a record breaking £40 a sq ft more than a year ago, as the 176,000 sq ft building was the biggest new block in the West End at a time when financial groups were desperate for such space.

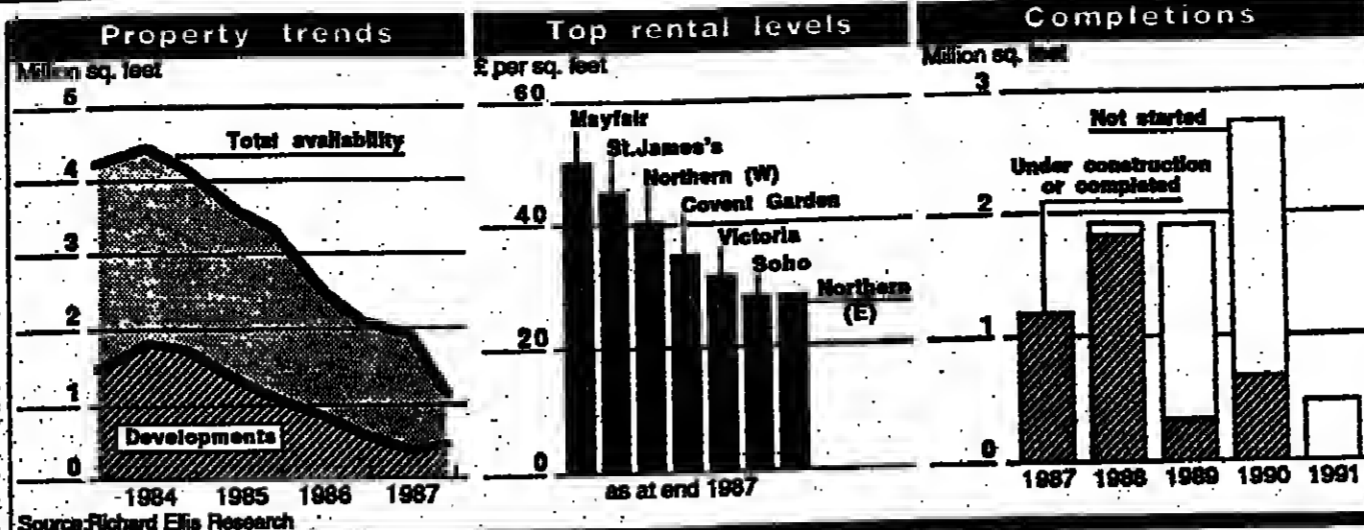
But the developer refused to let it go. The stock market crash came and went but the joint agents, Weatherall Green & Smith and Richard Ellis, are now listening to offers of around 350 a sq ft. And it is not just financial groups making the running but professional companies seeking space from 8,000 sq ft upwards.

The gamble looks set to pay off handsomely.

David Lawson



Shaftesbury's chairman Peter Levy (r) with director Jonathan Lane



Source: Richard Ellis Research

Portfolio deals have become more hard-headed since Black Monday

This year's big players will be the overseas investors

LAST YEAR was a blur for West End property investors as stock market paper flew like confetti in a wild binge of buying and selling. Capital values had soared by as much as 50 per cent by the time Black Monday brought the circus to a halt.

Now the field is much clearer, and the remaining players are taking a quiet breather while they assess the future. But there are still plenty of buyers around, encouraged by continuing rental growth and expansion of the non-financial sector.

Even if the big portfolio deals by companies such as Mounieigh and Priest Mariani are excluded, the value of investment transactions boomed by almost three-quarters in 1987 to nearly £1bn according to Richard Ellis. The main thrust came from property trading companies, as institutions remained disenchanted with the prices being paid.

"They probably got it wrong," says Mr Alan Hubbard of Richard Ellis. "But the market was getting crazy and it was increasingly difficult to find sensible deals."

Funds are finding it hard to pay Central London prices. An office block will cost £10m to £15m, which is about half the total value of the average investment fund.

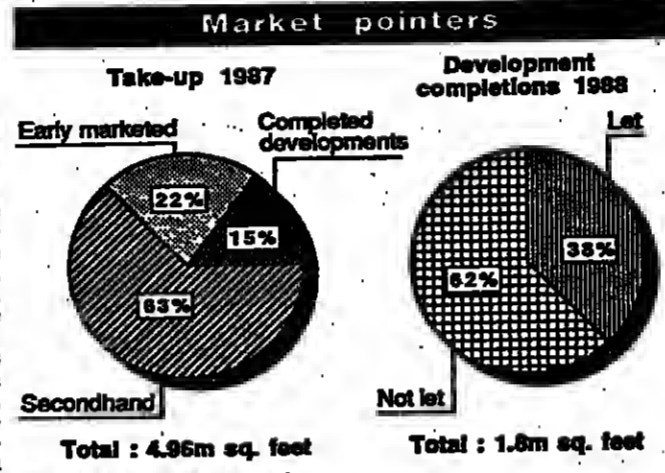
Since the crash, however, some funds have stepped in to pick up buildings as property companies have been forced to sell assets. Others have slimmed down their property holdings to bring them back into a sensible relationship with devalued equity portfolios.

For the first time in 18 months the West End market is seeing a more rational approach to investment and a wider variety of stock, the agents say.

Development rather than trading will be the driving force of 1988, with UK institutions looking for long-term investments - perhaps outside established areas. But they will usually be restricted to smaller lot sizes.

The big players will be overseas investors, who will not blink at big price tags and are likely to have an almost exclusive run at anything at the top end of the market. Schroders of Australia World Property Fund, for instance, paid £12m for Macmillan House in Kensington High Street, while the Crown Agents building in Millbank was snapped up by Swedish group Anders Nisses only last month.

London is part of a global network including New York, Paris



Source: Richard Ellis Research

and Frankfurt, over which international investors like to spread their assets, says Mr Hubbard.

Since the decline in the US, Britain has become more attractive, and in London that means especially the West End, since the stock market crash has cast a shadow over the City.

But the surge of Japanese investor interest has not yet materialised. Prime yields of 4.5 to 4.75 per cent are low by US standards, for instance, and will drift lower as initial base rents are left behind by the rising market. The main role of the Japanese has been as developers, where they ignore the arithmetic of yields in a drive for construction work.

Kamagui Gumi took a healthy profit from the Boumex redevelopment on Oxford Street and can look forward to a big capital uplift in its Distillers House scheme. Meanwhile, De Groot Collis is marketing 15,000 sq ft in New Bond Street developed by Shimizu, the first speculative site completed by a Japanese without a British partner.

Other overseas investors seem set, however, to more than make up any reluctance by UK and Japanese investors. And with large developments planned for Victoria, Paddington, Marylebone and Kings Cross, it is likely that foreign funds and banks will continue to play a starring role in the West End.

David Lawson

Planning disputes
Hot potato
of 'temporary' offices

IT IS not surprising that planning disputes in the West End are a running sore that refuses stubbornly to heal. The roots of conflict are obvious in the City of Westminster, which makes up the heart of the area.

On the one side are the needs of a politically active community of almost 200,000 people and the conservation problems of 10,000 listed buildings. On the other is one of the world's most important office, shopping and tourist centres, bursting with demand for more elbow-room.

The fact that they are all competing for the same space makes the likelihood of peaceful co-existence remote. The local authority inevitably finds itself caught between a rock and a hard place, trying to respond to its resident voters but also realising that business pays the bulk of its rates - at least until finance reforms come into force in a couple of years.

Mr Sydney Sporie, the new planning director, beleaguered by a hefty report from the Chamber of Commerce attacking restrictive policies, now finds himself under pressure from a grouping of the biggest developers in the Westminster Property Owners' Association.

This has firmly set out its stall by picking out conservation policies, delayed planning applications and the problems of temporary office permits as major issues for concern.

Conservation complaints, argues Mr Sporie, could best be aimed at the Government, which lays down the rules and responsibilities for preserving buildings. When you have more historic material than the whole of Bath cluttering up the place, room for manoeuvre can be limited.

Delays in processing planning applications brought Westminster into a clutch of councils criticised by Mrs Marion Roe, the Junior Environment Minister. But one Westminster solution - to charge for consultations with planning officers - may not be exactly what developers would choose.

One of the conditions of Mr Sporie's appointment, however, was to speed up the efficiency of handling applications to bring most within the statutory eight weeks. But with 6,000 applications coming in each year, including many complex commercial developments, the room for improvement will be less than with other councils.

Delays caused by political manoeuvres of the opposition Labour group in protest at council housing policies may also prove outside his control.

Waters have also been muddied by uncertainty over changes in the district plan governing Westminster. A public inquiry due last November into the proposed alterations was cancelled by the council, partly to give time to consider the new use classes order, which enables light industrial space to be upgraded to offices.

The council remains generally opposed to new offices, according to planning specialists Montagu Evans. It recently removed the light industrial content from the development brief for one of its own sites in Grosvenor Road because it did not want to see a transformation to offices.

But the hottest potato in the planning field is the fight between office landlords and tenants on one side and the council and residents' groups on the other over the future of about 1m sq ft of Mayfair buildings granted temporary office consent since the war.

Planners and residents say that these must revert to homes to prevent a further fall in the population. Owners and tenants want a compromise, saying the policy is unrealistic. Piquantly, it is the Park Lane headquarters of MEPC, one of Britain's biggest developers, that could bring the matter to a head, says Montagu Evans, which acted for MEPC on an appeal against refusal to continue office use.

The Government will have to make up its mind which side to back. Either way, it could end up with some powerful critics in Westminster.

David Lawson

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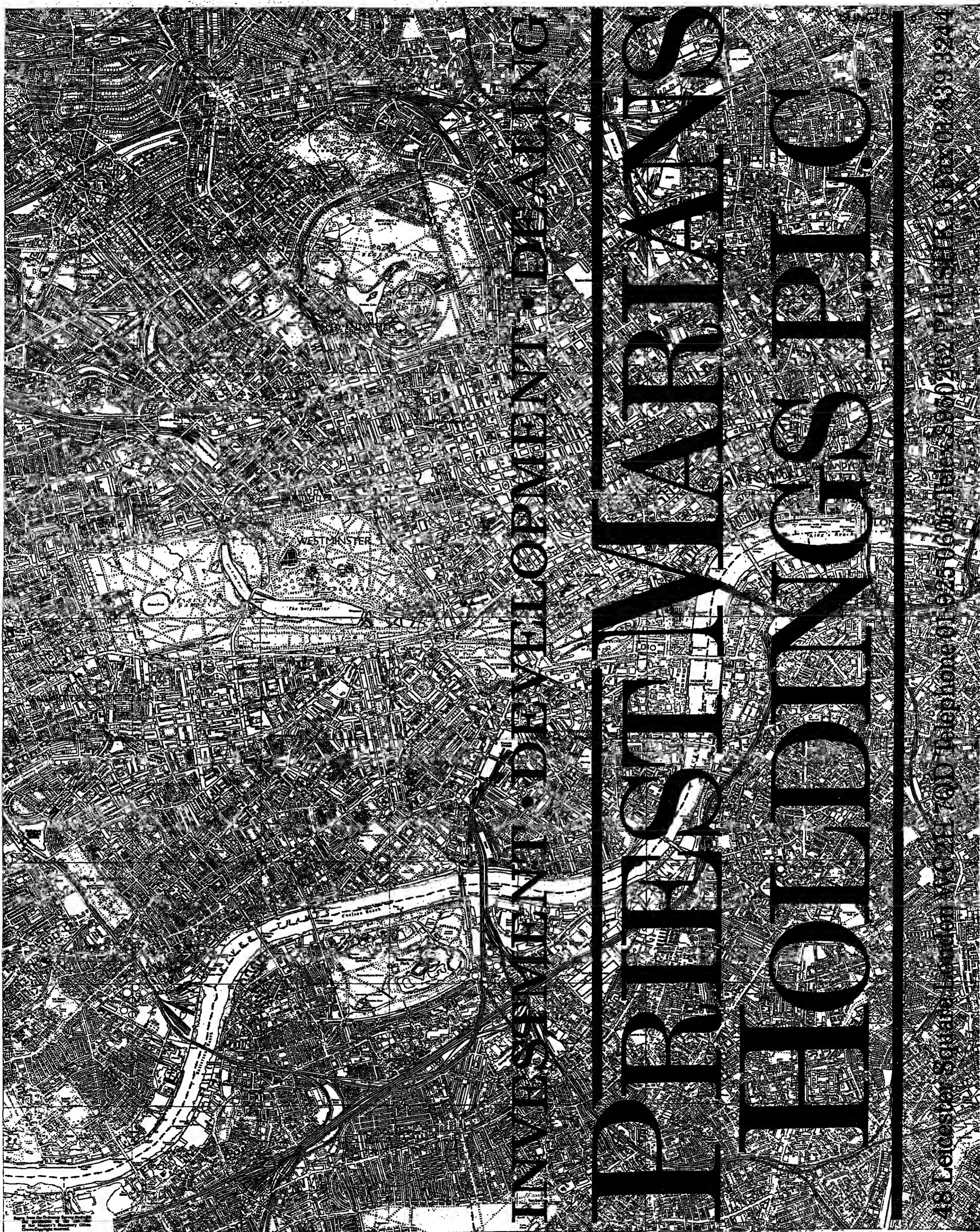
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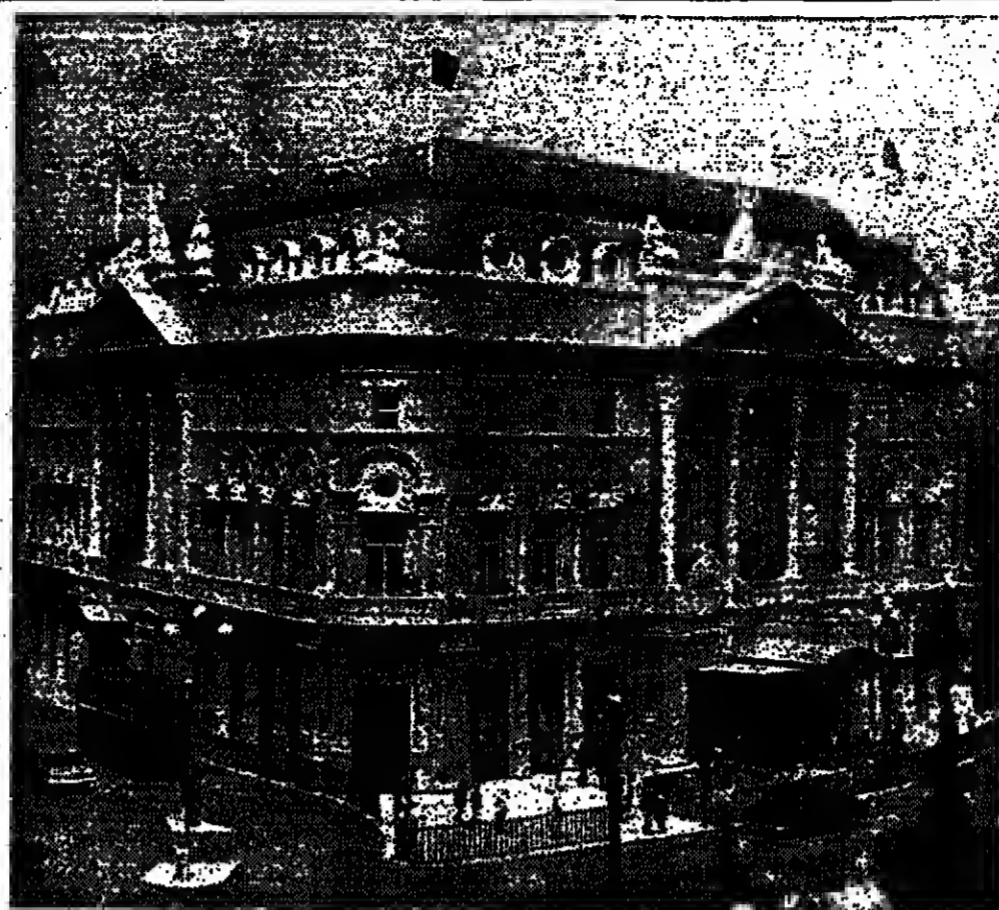
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As Leto

WEST END AND VICTORIA 5



Scenes of commercial life: a trio of traffic wardens caught on the beat in Oxford Street, a model of the new London Pavilion at Piccadilly Circus and situated above London's busiest travel interchange, Victoria Place which, according to the Heron Property Corporation, offers an innovative style in shopping centres

The retail sector is booming with record rents and premiums being regularly broken

When it comes to retailing, these are the places to be

THE CONTINUING consumer boom, fuelled by an improving economic situation and readily available credit, has resulted in increasing demand for prime shop accommodation throughout Central London. Even Black Monday has yet to take a toll on the booming retail sector.

THE WEST END
After some years of doubt, the past 12 months has reconfirmed the West End as Europe's premier retail area. Demand is running higher than ever before and, says the Hillier Parker Investors Chronicle Rent Index, Central London retail rents are growing at almost 30 per cent a year. Record rents and premiums are regularly being broken.

At the heart of the West End's success is, of course, Oxford Street with its prime pitch to the west of Oxford Circus. Just a year ago Healey & Baker and Bernard Thorpe let a Neale House/CIS redevelopment at 472-474 Oxford Street to Peter Lord, H Samuel and Bally Shoes at a new high for Oxford Street equating to 2275 a sq ft in Zone A.

At the time many people thought the figure was too high and, with few other new units coming onto the market, it was difficult to prove otherwise.

In February this year, however, the level was more than justified when the old Everon shop at the corner of Gilbert Street was let by the Grosvenor Estate. More than 12 retailers bid for the

shop, which was won by Jean Jeanie paying a rent which (based on 30ft in Zone A) equates to a £200-£225 a sq ft.

More recently, the Grosvenor Estate went out to rental tender on the former Barclays Bank unit at 449-451 Oxford Street. Market rumour has it that the shop has been let to Laura Ashley at about £340 a sq ft (Zone A).

Rents on existing units have been at a discount because of the lack of evidence to justify large increases at reviews or lease renewals. As a result high premiums - almost entirely made up of key money - have been paid on assignments even with rent reviews imminent.

First signs of this came with the sale by Hillier Parker of the Benetton unit at the corner of Oxford Street and Swallow Place back in February 1987. Sock Shop paid £440,000 for the lease which carried a passing rent of £128,000 a year, reviewed in the March to over £220,000 a year.

Later in 1987 massive new premium records were set. Fizzac, the Coca Cola clothes concession, for example, paid £1m for the lease on 356 Oxford Street months before the rent was to be reviewed. A similar price is believed to have been paid by Sock Shop for the old Lady Lisa unit at 435-437 Oxford Street.

Oxford Circus to Tottenham Court Road has traditionally played poor relation to its westerly counterpart. In the early 1980s it resembled an orient-

bessar, with shops selling cheap fashion clothing and tourist "kit" spilling their wares out onto the pavement. Past improvements have been made since then. Those shops are still there, but in fewer - and declining - numbers as unsatisfied demand for western Oxford Street is pushed east.

The rest of the West End has also been on the up and up. Rents in the best pitches on the east side of Regent Street, close to Oxford Circus, have moved towards £150 a sq ft in Zone A. At the same time physical improvements to both Argyll Street and Peachey's Carnaby Street have led to growth in demand for these two streets as well.

Meanwhile, in the better parts of Piccadilly rents are touching £100 a sq ft in Zone A. Throughout the West End premiums of £250,000 have regularly been achieved.

There is little evidence to suggest that demand for shops in Central London has been seriously affected by last year's stock market slump. Even Bond Street and South Molton Street, which many people feared would be among the first hit by redundancy and reduced fortunes among wealthy shoppers, have yet to suffer.

Healey & Baker recently let Lynton's development at 9 New Bond Street, opposite Asprey & Co, to Cro Foods at a record rent equating to over £200 a sq ft (Zone A). A similar figure has been achieved in South Molton Street.

However, it takes at least six months for economic changes to work their way through to the retail sector and much will depend on London's tourist and business scene this year. A combination of the stock market's problems and a bad tourist year could check the current retail property boom. Most commentators are confident that overseas visitors will be out in force, but are keeping a close eye on the weak US market.

Whatever happens, the top premiums achieved in the last year are unlikely to be repeated. Lettings will provide plenty of evidence for substantial rental increases at reviews in most West End streets, pushing some retailers out altogether. Other retailers, with longer periods before review, may well decide to sell up and take at least some of the value from their leases. Increased supply will inevitably lead to a drop in prices.

At the same time, some quoted retailers are cautious about paying very large premiums - for which they have to borrow against asset values reduced by the slump.

At least one Oxford Street lease currently on the market at a premium of over £1m is rumoured to be finding few takers and this trend will work its way down through the West End's retail hierarchy over the next year.

The last few years have seen a number of enclosed shopping centres developed in the West End. It is the first time that such developments have been undertaken on any scale in Central London and, for the most part, they have yet to fulfil their true potential.

Among the earliest schemes to get under way were the WI Centre at Bond Street and the ESN's Trocadero at Piccadilly Circus. Both were launched at a bad time in the Central London retail market and, as a result, had a shaky start, although they have improved considerably since.

The Trocadero's new owners, Brent Walker, paid £90m for the development and an adjoining site in September 1987. They now have plans for more retail and leisure projects which should further strengthen that scheme.

The redevelopment of the former Swan & Edgar store to create the Centre at the Circus also had a fairly slow start. Most of the space was eventually taken by Tower Records, which is trading very successfully, as are the four unit shops with Regent Street frontages. However, the units at the underground station level have been less successful and some have already changed hands.

Also at Piccadilly Circus, Grosvenor Square Properties and Kennedy Brookes' London Pavilion may prove the making of the whole area. The £20m multi-level speciality and leisure scheme, which has been funded by Security & Pacific, comprises 23 small shop units, restaurants and "The Rock Circus", a new Tinsaud Group venture.

Letting agents, Edward Erdman and Anthony Green & Spencer report great interest in the shops, with more than 30 per cent already in solicitors' hands for the likes of Scribbler, Body Shop, Knickerbox, Just Shirts, Sock Shop and the French fashion chain Na-Na.

The Pavilion will complete the underground concourse building it shares with the Centre at the Circus and the underground station. It should prove a great boost to the existing centre.

Glengate's redevelopment of the Bourne store to create the Plaza on Oxford Street is another scheme which has had problems. The scheme, which is anchored by W H Smith's only Oxford Street store and the Eject Shop, has attracted good quality fashion retailers including Warehouse, Pied a Terre, Tom Sur Ton, Golden Ride, Knickerbox and, most recently, the Gap. However, the delay in opening the basement level food court has detracted from the scheme and it has taken some time to let some of the units.

Healey & Baker is currently marketing the second floor of the Plaza, with rents of £100 a sq ft up to more than 10,000 sq ft. A money-changer and a travel agency have agreed to take space.

There is undoubtedly room for more enclosed shopping centres in the West End, but they need careful targeting. There are a few others currently in the pipeline, including Neale House/CIS' Bond Street Arcade which following a long and troubled planning history is at appeal again and Brodero/Crown Estate's plans for a 70,000 sq ft speciality centre at 172-186 Regent Street. Neither will be in business until well into the 1990s.

VICTORIA
When it comes to retailing, Victoria is undoubtedly the place to be. The station and the Army & Navy department store. But it is such a good pitch that retailers rarely move out and relatively few deals are done.

Last year Healey & Baker bought in 11 Kingsgate Parade for landlords and Securities and relet it to Next at a rent of more than £70 a sq ft (Zone A). This figure is already considered historic and many commentators believe that 2100 could be achieved if a unit was now available.

With new leases a rarity premiums have also increased. Hillier Parker and Chesterton, for example, sold the lease on 165 Victoria Street to Athena for £90,000.

With such a tight market the success of Victoria Place, Heron's new shopping centre above Victoria Station should not perhaps have come as too much of a surprise. However, sandwiched at first floor level between railway platforms and the Victoria Plaza office development the scheme seemed certain to have difficul-

ties.

But of the 22 units, food court, restaurant and pub developed by Heron all but one unit and the pub was pre-let to quality fashion orientated tenants at rents of up to £70 a sq ft (Zone A). In fact, demand has been so good that the developers, agents Edward Erdman and Anthony Green, have found that they can rent out two brown cupboards as shops.

The scheme also incorporates British Caledonian's check in area, British Rail's Gatwick-Express terminal and provides access from the station to a new taxi rank area.

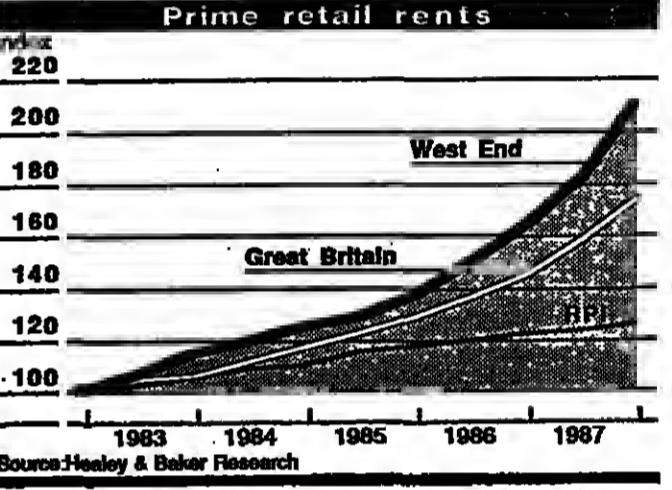
At mezzanine level is London's first food court, which is being run by Trusthouse Forte and is already proving a major draw for the scheme. The restaurant unit

has been taken by Garfunkels and the pub is under offer to Greene King.

Victoria Place draws on a wide range of potential shoppers including those using the railway station or the coach station and the enormous daytime office population. Also, to a lesser extent, it serves the small local residential population.

British Rail originally decided to keep unit 19 for its own occupation, but has since changed its mind and the 1,634 sq ft shop is now on the market through Healey & Baker, which advised British Rail throughout. Trading on the success of the rest of the scheme, rental offers of over £80,000 a year are being sought.

Linda Welch



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WEST END AND VICTORIA 6

Mayfair

Battle of principle over converting offices to homes

GERALD CAVENDISH Grosvenor, the Sixth Duke of Westminster, has determined ideas about the management of his inheritance. The Grosvenor Estate has been around for a long time, springing from William the Conqueror and reaching London more than 300 years ago when "a place of vice and impurities" known as May Fair came into the family.

Changes in the balance of land use tend to be considered with the estate trustees on the same generations-long scale that applies to agriculture: holdings spread half-way across the world. Grosvenor's tenants look to their landlord for protection and support.

Westminster city councillors have equally determined - if differently - ideas about the shape of the new Mayfair. And with a charter that dates back a good 70 years before the Grosvenors made their West End conquest, they show no sign of feeling any less able to speak across generations. Westminster's residents look to their elected representatives for protection and support.

This highly charged clash of wills involves a mere 85 buildings out of 1,000 on the Grosvenor Estate. They are not even the grandest ones, having been largely rebuilt in this century. The battle is one of principle. The trustees want to maintain and

improve them for office use as part of their long-term estate management: the council is fighting for a switch-back to housing.

The problem originated after the last war, when temporary permits were granted to use the homes for offices to help bombed-out businesses. The first batch of permits ran out in 1971 and buildings unsuitable for conversion back to homes were given an extension to 1990. Since then, residential prices have soared, so conversions appear more feasible.

"But changes were happening anyway before and after the war as businesses moved in," says Mr Terry Burcombe, managing director of the Grosvenor Mayfair Estate. "The bombing merely accelerated this. Mayfair now needs business as a land use balance to sustain its unique vitality."

Westminster planners, however, are paying more attention to the fears of residents' groups that this could be the thin end of the wedge, with offices taking over from homes and creating a ghost town after working hours. They are mindful that Mayfair's population has declined by a third since the war.

Mr Sydney Spore, the planning director, points out that not all these buildings would have to change. More than a third of the first batch remained as offices

because the costs of conversion did not add up. And not all the displaced businesses left the area. But talks have dragged on for three years with only 11 cases sorted out. A recent Chamber of Commerce report on Westminster found that more than 150 businesses in these and other threatened buildings were living under a cloud of uncertainty as the deadline approached. Agents Fuller Peiser stated baldly that there was no way the outstanding disputes could be sorted out in time.

But another big landlord may have found a way to end the long battle for Mayfair. Agents Debenham Tewson & Chinnocks have proposed a peace treaty with planners over the 14 buildings owned by BP Pension Fund threatened with loss of business permits. This involves a single planning application to split land use, so half the space remains in office use and the rest converts back to homes.

"We think we can possibly justify a similar mix," says Mr Burcombe, so Grosvenor may yet take the same path towards peace.

One major fly remains embedded in the pintment, however. All the BP tenants' leases end in 1990, so the landlord has the whip hand. Many of Grosvenor's go well beyond this date - some as far as 50 years on.

"We can't guarantee a residential conversion in these cases," he says. The tenant may want to continue business use.

Each tenant has the right to apply on its own - just as property group M&P is doing on its Brook House headquarters - and may win its case after appealing



The Duke of Westminster in his Mayfair office

to the Environment Secretary against planning refusal.

A key part of M&P's argument rests on the financial viability of conversion. Advisers Montagu Evans argued at the public inquiry that the Park Lane building would be left empty because the cost of re-creating homes would be prohibitive.

Grosvenor is also disputing the way Westminster calculates whether conversions are viable. "We find their costs come out at up to 90 per cent less than ours," says Mr Burcombe.

In other words, the council is saying homes can be re-created much more cheaply, even though it sets the final value at the same market level as the owners. Mr Burcombe suspects that Westminster is working on the 30-year life set for public housing, and points out that quality is a vital factor in Mayfair prices.

So while tentative feelers go out for a block planning application to settle this long-standing war, skirmishing is still going on behind the scenes to win the strategic high spots in any appeals to the Government.

Not that the Duke and his trustees want a continuation of hostilities with a council with which they have such close and historic links. But the message comes through strongly that the long-term good of the estate and its tenants comes first. Apart

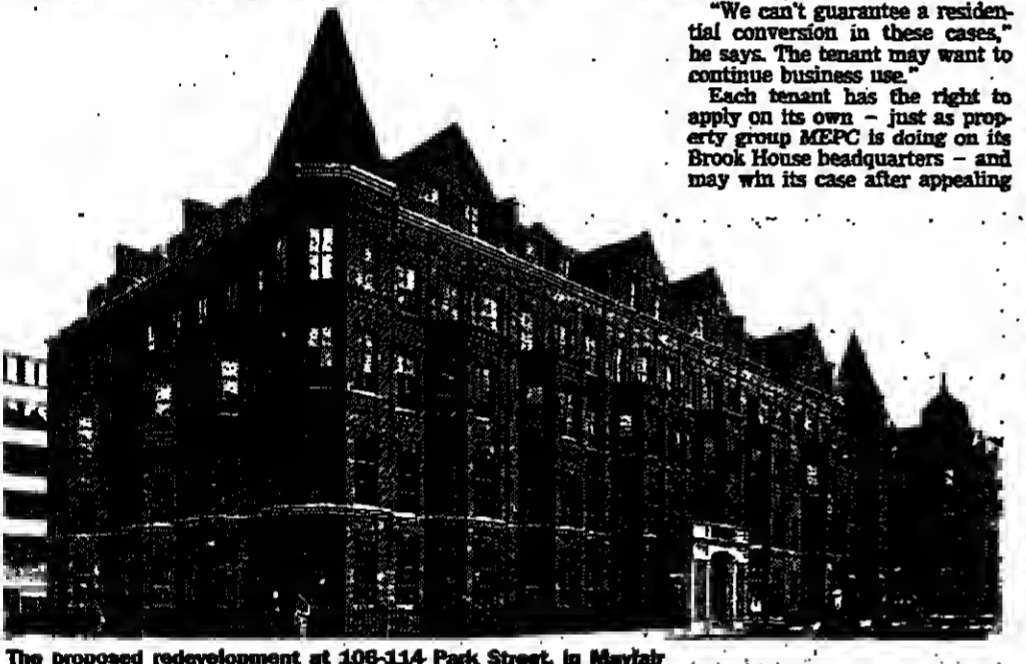
from the detailed costings, money is rarely mentioned.

"We have no idea what the difference is between the value of these buildings as homes rather than as offices," says Mr Burcombe. "We just don't like 'tinkering' with the balance of land use."

He argues that Grosvenor is already promoting new homes in Mayfair, but in the context of balanced development. For instance, the area is desperately short of big office buildings, so it is proposing a 30,000 square foot block in Park Street matched to existing architecture and including eight flats. Two of the blocks to be replaced are part of the dispute over temporary permits, although Grosvenor believes they cannot viably be converted to homes.

Other schemes are already under way, such as two developments in Grosvenor Street where historic blocks have been turned to modern offices and new flats built behind them. A former office block in Aldford Street has just come on the market after being turned into five flats.

This shows that the small battles between planners and landlords can be settled. Many small tenants will be hoping that the war can be settled with a similar compromise.



The proposed redevelopment at 106-114 Park Street, in Mayfair

The developers

Reaping the benefits of a boom in rents

IF 1987 was the year of the property traders, this year will see rewards flowing strongly towards West End owners and developers as they cash in on booming rents.

Land Securities, Britain's largest property company, will benefit more than most, particularly in Victoria, since it is probably the biggest landlord in the area. Among more than 3m sq ft of business and shopping space, its holdings read like a property Who's Who: New Scotland Yard, the Home Office, Westminster Hall and Esso and Mobil Houses are among the best known.

But under the recently rejuvenated management, it also has a strong development programme to supplement the rent collecting role, with something like 350,000 sq ft of planning permissions and more in the pipeline.

Much is concentrated around Stag Place, where a spectacular redevelopment of Eland House designed by Richard Horder has been unveiled. But the existing buildings are already reaping rewards, with recent lettings showing rent increases approaching 100 per cent over last year.

"This is a record rent for the building and there was keen interest for the space," says Mr Henderson.

Top rents were also achieved for Queens House, a 12,500 sq ft building which exploited the increasing shortages in St James's. Next on the production line is Ontario House, where a pre-let could be lined up for the 16,000 sq ft of air conditioned space.

But giants like Land Securities are not alone in reaping this harvest. Sheraton Securities has doubled its West End portfolio in

Sheraton has deliberately spread its interests from the familiar field of high tech schemes outside London. It sees a strong future in the West End for both small and large headquarters offices, providing the buildings are produced to the highest standard.

Typical of the opportunistic West End property investment and trading groups is Derwent Valley Holdings, which was transformed during the bull market from a railway line operator into a high-flying stock market performer. Its role was to snap up undervalued property such as 37,500 sq ft in Allington Street, or companies like Colbrook and Wilmar, with their West End development opportunities.

Such deals helped double Derwent's net asset value and tripled the share price until Black Monday, as backers were confident of the ability to squeeze extra returns by active management of the properties.

Pickings will not be so easy for these companies in 1988, with little recourse to floating shares to pay for deals. But Derwent has a solid cash reserve and should benefit from the planning changes in the use classes order, which will allow its mixed-use properties to be converted into higher-value business premises.

The emergence of Victoria as a key office location

The last year, it has started developing or acquired 275,000 sq ft of office space including 125,000 sq ft planned for development over the next two years.

The £132m development programme includes an 80,000 sq ft refurbishment of eight buildings in Sackville Street which will be worth more than £25m. In the longer term, planning permission has been sought for 70,000 sq ft of offices further out of the central area on the former British Home Stores headquarters at Enford House in Marylebone Road.

David Lawson



Land Securities' Eland House redevelopment at Stag Place in Victoria: the shape of things to come

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